THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20120045931 DEEDWARR
Recvd: 06/21/12 11:41 3 pgs
Fees:18.00 Taxes:382.95
20120621-0054498

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $103,500.00.

James R. Thomas
AFFIANT

Subscribed and sworn to before me this 19 day of June, 2012.

Notary Public
My Commission Expires:
7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James R. Thomas, et al 1315 Parker Place Brentwood, TN 37027	Same	115-02-0-089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID M. RYAN, married** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **JAMES R. THOMAS and STEPHEN E. THOMAS** (herein referred to as "Grantees"), Grantees' heirs and assigns, each receiving a one-half (1/2) undivided interest as tenants in common, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 179 on the Plan of Crest Meade, Section III, as of record in Plat Book 2331, page 150, Register's Office for said county.

Said Lot No. 179 fronts 120 feet on the southeasterly side of Shawnee Drive and extends back 399 feet on the northeasterly line and 456.7 feet on the southwesterly line, which is a broken line, to a dead line in the rear on which it measures 48.7 feet.

Being the same property conveyed to Melvin Ryan and wife, Mable Bernice Ryan, by deed from Lloyd H. Schmidt and wife, Vollie J. Schmidt, of record in Book 3986, page 52, dated January 29, 1966, said Register's Office. The said Melvin Ryan and Mable Bernice Ryan having since died. Title to this property passed to David M. Ryan pursuant to the

Last Will of Melvin Ryan (Seventh Circuit Court for Davidson County, Tennessee 12P-845) recorded in instrument # 20120621-0054497 Register's Office for Davidson County, Tennessee and the Last Will of Mable B. Ryan (Seventh Circuit Court for Davidson County, Tennessee Probate Division-12P-844) recorded in instrument # 20120621-0054495 Register's Office for Davidson County, Tennessee.

Mable Bernice Ryan and Mable B. Ryan were one and the same person.

This description is the same as used in the last deed of record.

This is improved property known as 712 Shawnee Drive, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2012, a lien, but not yet due and payable, which is assumed by the Grantees;

2. Matters shown on the plan of record in Plat Book 2331, page 150, Register's Office for Davidson County, Tennessee; and

3. Restricitve Covenants contained in instrument of record in Book 2602, page 129, Register's Office for Davidson County, Tennessee.

This property is investment property and has never been used as the principal residence of the Grantor or the spouse of Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of June, 2012.

David M. Ryan

David M. Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **David M. Ryan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 2012.

Dan A. Childress
Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY