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THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Larry Drake
Affiant

Sworn to and subscribed before me this 11 day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130089552 DEEDWARR
Recvd: 10/17/13 13:26 2 pgs
Fees:13.00 Taxes:129.50
20131017-0108622

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Larry Drake	Same	09316021800
PO Box 100731		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy Ryans**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Larry Drake**, hereinafter called "Grantee", his heirs and assigns, forever, the following described property:

Land in Davidson County, Tennessee, being Lot No. 279 in Maury and Claiborne's Addition South Nashville, the plan of which is of record in Book 5289, page 445, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Nancy Ryans by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20131017-0108621, Register's Office for Davidson County, Tennessee.

The above-described property is not the place of usual residence of Grantor, herein.

This is property known as 56 Robertson Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. 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 11 day of, October, 2013.

Nancy Ryans
NANCY RYANS

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, **Nancy Ryans**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11 day of October, 2013.

ROBERT J. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14