Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

D-0026

Davidson County DEEDWARR
Recvd: 09/04/02 15:22 2pgs
Fees:13.00 Taxes:665.63
20020904-0107196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2002.

Notary Public
My commission expires: ~~08/14/05~~ 11/27/04

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Anne Elizabeth Lyall | SunTrust Bank | 102-14-0-114.00 |
| 1220 Davidson Road | 201 Fourth Avenue North, 7th Floor | |
| Nashville TN 37205 | Nashville, TN 37219 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John M. Cyphers and wife, Allison Ashley n/k/a Allison Ashley Cyphers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anne Elizabeth Lyall, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Marchetti Company Property of record in Book 9700, Page 213, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John M. Cyphers and Allison Ashley, as joint tenants with right of survivorship, from Fredricksburg Construction, LLC, a limited liability company, of record in Book 11342, Page 695, Register's Office for Davidson County, Tennessee. John M. Cyphers and Allison Ashley having since married.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1220 Davidson Road, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 23rd day of August, 2002.

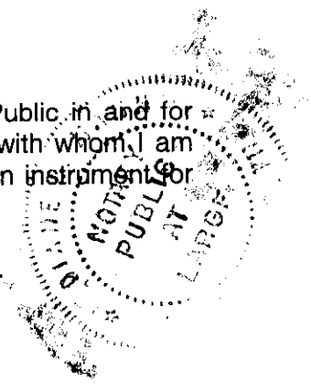
John M. Cyphers

Allison Ashley Cyphers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Cyphers and Allison Ashley Cyphers, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 23rd day of August, 2002.



Notary Public

My Commission expires 03/14/05