WARRANTY DEED

CARRIE CAMERON SNOW Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

X Brooke E. Byers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 2002

Notary Public

MY COMMISSION EXPIRES: August 22, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cameron Escrow, LLC, 613 Potomac Place, Ste 203, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke E. Byers (NAME)	Franklin American Mortgage Compa (NAME)	87-1 A 56
4269 Chesney Glen Drive (ADDRESS)	501 Corporate Centre Dr, Ste 400 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Albert William Kuban, III and wife, Jamie Leigh Kuban

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brooke E. Byers and husband, Christopher N. Byers and Michael K. Byers and wife, Susan H. Byers, all as joint tenants with rights of survivorship.
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 all of Lot No. 107, Chesney Glen, of record in Book 11097, Page 180, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Albert William Kuban, III and wife, Jamie Leigh Kuban by deed of record in Book 11097, Page 180, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10278, Page 279, and amended in Book 10449, Page 215, and Book 10449, Page217, and Book 10469, Page 924, and Book 10528, Page 73 and Book 10640, Page 944, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 09/06/02 08:03 2pgs
Fees:13.00 Taxes:462.13

20020906-0107912

unimproved ( )
This is improved (X) property, known as 4269 Chesney Glen Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 28th day of August, 2002

Albert William Kuban, III

Jamie Leigh Kuban

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert William Kuban, III and wife, Jamie Leigh Kuban

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 28th day of August, 2002.

Commission expires August 22, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public