WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/04 13:06 2pgs
Fees:13.00 Taxes:534.65

REFF-04MT0626 20040820-0100943

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF June, 2004.

(Affix Seal) Notary Public

My Commission Expires: 3-6-

PHILIP DAVID ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2005 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Kimberly Dawn Reff	Oakmont Mortgage, Co., Inc.	Map 128-11
541 Holt Valley Road	5445 Triangle Parkway, Suite 100	Parcel 27.00
Nashville, TN 37221	Norcross, GA. 30092	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CYNTHIA J. CYRUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KIMBERLY DAWN REFF, hereinafter called the Grantee(s), their heirs and assigns, that 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. 15 on the plan of Holt Meadows, of record in Book 4300, Page 174, said Register's Office.

Said Lot No. 15 fronts 70.00 feet on the southeasterly margin of Holt Valley Road and extends back 152.61 feet on the southwesterly line measuring 70.56 feet thereon.

Being the same property conveyed to Cynthia J. Cyrus, unmarried, by deed from Brenda K. Crowell, married, f/k/a Brenda S. Epsy, dated March 14, 1995, filed March 17, 1995, of record in Book 9620, Page 724, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 541 Holt Valley Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 30th day of June, 2004 :

Cynthia J. Cyrus

Thomas Dowling by Cynthia J. Cyrus as Attorney in Fact
Thomas Dowling
By: Cynthia J. Cyrus, Attorney in Fact

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, Brooke Garrett, a Notary Public in and for said County and State, the within named CYNTHIA J. CYRUS, the bargainor(s), 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 at Brentwood, Tennessee, this 30th day of June, 2004.

Brooke Garrett
Notary Public

My Commission Expires: My Commission Expires SEPT. 22, 2007

BROOKE GARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Brooke Garrett, a Notary Public in and for said County and State, the within named Cynthia J. Cyrus, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person who before me executed the foregoing instrument in behalf of Thomas Dowling, for whom she holds power of attorney authorizing her to do so, and Thomas Dowling acknowledged that such person executed the same as the free act and deed of Thomas Dowling. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2004.

Brooke Garrett
Notary Public

My commission expires: My Commission Expires SEPT. 22, 2007

