RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN03494

Davidson County DEEDWARR
Recvd: 06/17/05 10:54 2 pgs
Fees:13.00 Taxes:577.20
20050617-0069403

File #____

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bryan S. Kenney and Cari Anne N. Ayers	Falcon Capital Funding, LLC	Map 173-4A-
4900 Alexis Drive	5214 Maryland Way	Parcel 188
Antioch, TN 37013	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Donald R. Cosner and wife, Ruth Cosner,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Bryan S. Kenney and Cari Anne N. Ayers, both unmarried, as tenants with right of survivorship,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.188, on the Plan of Phase I, Oak Highlands, of record in Plat Book 6900, pages 432-435, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Cosner and wife, Ruth Cosner by warranty deed from Paula A. McAllaster, unmarried of record in Instrument No. 20010523-0053465, said Register's Office.

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

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Restrictions, By-Laws and Charter of record in Book 7350, page 24, amended in Book 8765, page 77, re-recorded in Book 7367, page 587, Book 7367, page 615, amended in Book 8765, page 90, and in Book 7337, page 529, said Register's Office.
3. Dedication of Common Areas and Easement of record in Book 7473, page 697 and in Book 7189, page 379, said Register's Office.
4. All matters appearing of record in Plat Book 6900, pages 432-435, said Register's Office.

This is improved property commonly known as **4900 Alexis Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $156,000.00.

Donald R. Cosner
Affiant

Subscribed and sworn to before me this 8th day of June, 2005.

Judy Painter-Rose
Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors does covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of **June, 2005**.

Donald R Cosner
Donald R. Cosner

Ruth Cosner
Ruth Cosner

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald R. Cosner and Ruth Cosner**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 8th day of **June, 2005.**

My Commission Expires MAR. 31, 2007

Judy Painter-Rose
Notary Public

My Commission Expires:_____