03

Realty Title 48-A

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/26/05 10:42 1 pgs
Fees:13.00 Taxes:795.50
20050926-0115156

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2005.

(Affix Seal) Notary Public

My Commission Expires: 2/22/2009

DIANE K. ANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Preparer's File #-05H0510

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Todd Cyphers and Leigh Ann Cyphers	Countrywide Home Loans, Inc.	172-03-B-034
660 Magnolia Lane	7105 Corporate Drive, Suite A285	
Nashville, Tennessee 37211	Plano, Texas 75024	

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, JEFFREY TALLEY AND WIFE, SUSAN TALLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT T. CYPHERS AND WIFE, LEIGH A. CYPHERS, 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. 34 on the Plan of The Woodlands, Phase 2, as shown on plat of record in Plat Book 6900, page 635, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey Talley, a married person, by Warranty Deed, Terry R. Brannum and wife, Amy S. Brannum of record in Instrument No. 200007140069811, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **660 Magnolia Lane, Nashville, Tennessee 37211**

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 **August, 2005**:

Jeffrey Talley

Susan Talley

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 JEFFREY TALLEY AND SUSAN TALLEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of AUGUST, 2005.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.