WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2005.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sheryl L. Armstrong	Franklin American Mortgage Co.	Map 161
5484 Village Way	501 Corporate Centre Dr.	Group 10-0-A
Nashville, TN 37211	Franklin, TN 37067	Parcel 7 CO

FOR AND IN 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

Cynthia Lois Richardson f/k/a Cynthia Lois Tillery and husband, Terry B. Richardson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sheryl L. Armstrong, unmarried
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:

BEING Lot No. 26, on the Plan of the Villages of Brentwood, Phase One, of record in Plat Book 5200, Page 613, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Lois Tillery, unmarried, by deed from Tally R. White, of record in Book 10019, page 917, dated April 15, 1996, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6143, Page 11 and Book 8507, Page 831, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 613, said Register's Office.

The said Terry B. Richardson joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20051014-0124048, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5484 Village Way, Nashville, TN 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 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 my hand this 12th day of October, 2005.

Cynthia Lois Richardson by Terry B Richardson her attorney in fact
Cynthia Lois Richardson

Terry B Richardson
Terry B. Richardson

Davidson County DEEDWARR
Recvd: 10/14/05 10:52 2 pgs
Fees:13.00 Taxes:517.63
20051014-0124049

FILE BOX 45

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 Terry B. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of October, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Terry B. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Cynthia Lois Richardson as her Attorney in Fact as the free act and deed of the within named Cynthia Lois Richardson.
Witness my hand and official seal at Brentwood, Tennessee the 12th day of October, 2005.

My Commission Expires:01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.