Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Mary A. Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin J. Cyrus	Franklin American Mortgage	Map 136
3426 Anderson Road; Unit 9	501 Corporate Centre Dr.	Group 15-0-C
Antioch, TN 37013	Ste. 400 Franklin, TN 37067	Parcel 009 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

Mary A. Gibson, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kevin J. Cyrus, unmarried and Leo D. Cyrus and wife, Deloris M. Cyrus
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 Unit No. 9, on the Plan of Camden Court Townhomes of record in Instrument 20010205-0010878, (erroneously shown as Instrument 200102050010898 on prior deed), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary A. Gibson by deed from York Construction, LLC, of record in Instrument 20020308-0029327, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Instrument 20010201-0009990; Instrument 20010314-00243852; and Instrument 20010605-0058442, said Register's Office.

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 Instrument 20010205-00010878, 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 3426 Anderson Road; Unit 9, Antioch, TN 37013

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 27th day of October, 2005.

Mary A. Gibson
Mary A. Gibson

Davidson County DEEDWARR
Recvd: 11/03/05 14:54 2 pg
Fees:13.00 Taxes:438.45

20051103-0133384

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 Mary A. Gibson, unmarried, 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 27th day of October, 2005.

My Commission Expires: 01/27/07

Notary Public

