Davidson County DEEDWARR
Recvd: 04/17/06 14:18 2 pgs
Fees:13.00 Taxes:554.63

20060417-0043440

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

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$149,900.00**
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2006.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1/24/09
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Rylander 5707 Briarwick Court Hermitage, TN 37076	New Owner	Map 87-05, Group A Parcel 71

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,

Anthony Martin Sulfaro and wife, Jodi Ann Murphy Sulfaro

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Margaret Rylander, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE PLAN OF FARMINGHAM WOODS, PHASE II, SECTION 2, OF RECORD IN BOOK 7900, PAGE 424, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 72 FRONTS 57.71 FEET ON THE NORTHERLY MARGIN OF BRIARWICK COURT AND EXTENDS BACK 115.00 FEET ON THE WESTERLY LINE AND 115.00 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 33.51 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY MARTIN SULFARO AND WIFE, JODI ANN MURPHY SULFARO BY DEED FROM PHILLIPS BUILDERS, INC., DATED APRIL 30, 1993, AND OF RECORD IN BOOK 8936, PAGE 863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to Farmingham Woods, Phase II, Section 2, a Planned Unit Development, Charter of record in Book 8245, Page 768, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8238, Page 176, amended in Book 8351, Page 533, and amended in Book 8447, Page 635, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 8238, Page 176, amended in Book 8351, Page 533, and amended in Book 8447, Page 635, Register's Office for Davidson County, Tennessee.
5) Property is subject to Annex Phase II, Section 2, of record in Book 8702, Page 528, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5707 Briarwick Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 12 day of April, 2006.

Anthony Martin Sulfaro

Jodi Ann Murphy Sulfaro

FILE BOX 45

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anthony Martin Sulfaro and wife, Jodi Ann Murphy Sulfaro, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of April, 2006.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

FILE BOX 45