RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14624

Davidson County DEEDWARR
Recvd: 04/25/06 13:25 2 pgs
Fees:13.00 Taxes:632.70
20060425-0047187

Property Address:
1816 Apple Valley Circle, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Linda F. Hamer**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Cyrus Perrin and wife, Cynthia Perrin and Patsy Trumbo, unmarried, with rights of survivorship**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 108 on the Plan of Amended, Mulberry Downs, Phase 1B, as shown by plat of record in Book 7900, Page 818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from W. Casey Bearden and wife, Ferial K. Bearden, dated December 1, 1998, and recorded December 28, 1998, in the Register's Office for Davidson County, Tennessee, in Book 11266, at Page 177.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 21st day of April, 2006.

{Seal}
Linda F. Hamer

State of TENNESSEE
County of DAVIDSON

On this the 21st day of April, 2006, before me, the undersigned officer, personally appeared Linda F. Hamer, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $171,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 21st of April, 2006.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission expires: 9-16-09

Name of Owner and Property Address:
Cyrus Perrin and Cynthia Perrin
1816 Apple Valley Circle
Nashville, NT 37207-6008

Person Or Entity Responsible For Payment Of Taxes:
H&R Block Mortgage
4520 Seedling Circle
Suite A
Tampa, FL 33614

Tax Parcel ID#: 050-03-0B-195.00-CO