Davidson County DEEDWARR
Recvd: 05/31/06 08:57 2 pgs
Fees:13.00 Taxes:702.63

20060531-0063555

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $189,900.00

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2006.

Notary Public
My commission expires: 11/22/08

07-0605-82732

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Steven Walter Cummings	First Horizon Home Loans	141-06-0-C-042.00CO
3028 Harpeth Springs Drive	4000 Horizon Way	
Nashville TN 37221	Irving, TX 75063	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah T. Cox, now Pry, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven Walter Cummings**, hereinafter called the Grantees, their successors 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. 36, on the Plan of Riverbridge Community, Phase 1A, of record in Instrument No. 20030213-0019997, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah T. Cox by deed from Beazer Homes Corp. dba Phillips Builders, dated 9-24-03, of record in Instrument No. 20031002-0145669 as re-recorded in Instrument No. 20031009-0150025, Register's Office for Davidson County, Tennessee.

Ryan Pry, husband of Sara T. Pry, joins in the execution of this instrument for the Purpose of conveying his marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3028 Harpeth Springs Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of May, 2006.

Sarah T. Cox Pry

Ryan Pry by Sarah T. Cox Pry, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah T. Cox Pry ~~and husband, Ryan Pry~~, aka with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 18th day of May, 2006.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Sarah T. Cox Pry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for **Ryan Pry** and is authorized by ~~him~~ to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of May, 2006.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County