Davidson County DEEDWARR
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20061024-0131694

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006100023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $135,800.00

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

Sworn to and subscribed before me this 20th day of October, 2006.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Bryan C. Cullifer 417 Cedarmont Drive Nashville, TN 37211	Coldwell Banker Mortgage PO Box 5954 Springfield, OH 45501-5954	162-13-115

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Penny Ricks , a single woman** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan C. Cullifer , an unmarried man** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Monte Carlo Estates, Section Two A, of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Legal description taken from previous deed of record.

Being the same property conveyed to Penny Ricks, a single person by Special Warranty Deed from Household Financial Center, Inc., recorded on the 14th day of October, 2005 in Instrument No. 20051014-0124366 and re-recorded at Instrument No. 20060208-0015485, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **417 Cedarmont Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of October, 2006

Penny Ricks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, PENNY RICKS, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 20TH day of October, 2006.

Notary Public

My Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009