WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of October, 2006, by and between **BRIAN BRYANT, an married person,** party of the first part, and Cynthia Bryant, an unmarried woman party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 79, FLEETWOOD SUBDIVISION, PHASE TWO Planned Unit Development, of record in Plat Book 6900, Page 738-739, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded in Instrument No. 20050510-0052924, in the Register's Office for Davidson County, Tennessee.

WENDY J. MARCH, spouse of BRIAN BRYANT, joins herein for the purpose of conveying any and all marital interest and homestead which she may have in and to the above described property by virtue of her marriage to BRIAN BRYANT, but does not join in the covenants and warranties contained herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 6900, Page 738-739; Declaration of Covenants, Conditions and Restrictions in Book 7170, Page 987, amended at Book 7628, Page 6 and Book 7940, Page 565; Charter of Fleetwood Homeowners Association in Book 7114, Page 370; Storm Water Detention Agreement in Book 7107, Page 408; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 10/25/06 10:42 3 pgs
Fees:18.00 Taxes:702.63



20061025-0132281

BRIAN BRYANT

WENDY J. MARCH

STATE OF Georgia

COUNTY OF Chatham

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **BRIAN BRYANT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 16 day of Oct., 2006.

CATHY QUICK
NOTARY PUBLIC
Chatham County, Georgia
My Commission Expires 3/27/2007

Notary Public

CATHY QUICK NOTARY PUBLIC CHATHAM COUNTY, GA

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Wendy J. March, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 18th day of October, 2006.

Rebecca Clark
Notary Public

REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:
9/20/08

STATE OF Tennessee

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 189,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debbie Hutsell
Affiant

Subscribed and sworn to before me this the 24th day of October, 2006.

Amy Crowe
Notary Public

Amy Crowe
Notary Public
Williamson County
State of Tennessee

My commission expires:
7-21-10

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

3444 Parkwood Ct.
Hermitage, TN 37027

MAIL TAX NOTICES TO:

Countrywide Home Loans, Inc.
301 Armory Dr., Ste. 120
Nashville, TN 37204

NAME AND ADDRESS OF PROPERTY OWNERS:

Cynthia Bryant
3444 Parkwood Ct.
Hermitage, TN 37027

TAX PARCEL NO.: 86-14B-129.00CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Lehman Land Title, Inc.
12 Cadillac Dr. Ste. 190
Brentwood, TN 37027