THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03276

Davidson County DEEDWARR
Recvd: 12/21/06 15:26 2 pgs
Fees:13.00 Taxes:478.23

20061221-0157786

Property Address:
426 West Bend Drive, Nashville, TN 37209 ---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, **Robin R. Coutras**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Mary K. Sisco, unmarried and Gary L. Sisco, a married man,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 5, of Block "L", on the Plan of Crolywood Subdivision, Section One, as shown by plat of record in Book 1130, Page 65, 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 quit claim deed from Beverly R. Countras, a single woman, aka Robin R. Coutras, dated July 31, 2006, and recorded August 1, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200608010093209.

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 29th day of September, 2006.

X _____ {Seal}
Robin R. Coutras

State of TENNESSEE
County of DAVIDSON

On this the 29th day of September, 2006, before me, the undersigned officer, personally appeared Robin R. Coutras, 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.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JANUARY 27, 2007

_____
Notary Public

My Commission expires: 1-27-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $129,250.00 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 29th of September, 2006.

_____
Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Mary K. Sisco and Gary L. Sisco
426 West Bend Drive
Nashville, TN 37209

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JANUARY 27, 2007

Person Or Entity Responsible For Payment Of Taxes:
Fifth Third Mortgage
336 Main street
Franklin, TN 37064

Tax Parcel ID#: 091-13-0-216.00