McCann & Rubison
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/07 11:28 2 pgs
Fees:13.00 Taxes:694.68
20071008-0119639

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,750.00

Melissa R. Wick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2007.

Marie Bradford
Notary Public:

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brittany Turner	Countrywide Bank, FSB	Parcel ID:
720 Hallcrest Court	750 Old Hickory Blvd, #180	098050A07100CO
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marcel R. Cyr and wife, Xiomara E. Cyr

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brittany Turner and husband, Tommy Green

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 35, on the Plan of Section Two, Hampton Hall, of record in Plat Book 9700, Page 662, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Marcel R. Cyr and wife, Xiomara E. Cyr by deed from Beazer Homes, Inc. dba Phillips Builders of record in Book 11517, Page 568, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 947; Book 10956, Page 520, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 662, said Register's Office; (3) All matters in PUD Boundary of record in Plat Book 9700, Page 216, said Register's Office; (4) Storm Water Detention Agreement of record in Book 10584, Page 114, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 720 Hallcrest Court, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hands this 28th day of September, 2007.

Marcel R. Cyr
Marcel R. Cyr

Xiomara E. Cyr
Xiomara E. Cyr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcel R. Cyr and Xiomara E. Cyr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2007.

My Commission Expires: 11-14-09

Marie Bradford
Notary Public

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.