MRP 10.1166

WARRANTY DEED

Record & Return To:
FOUNDATION TITLE AND ESCROW, LLC
450 Saint Andrews Dr. Ste. G
Murfreesboro, TN 37128

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC C. PETTY DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11.22-10
(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:
Clifford P. Worster	W. R. Starkey Mortgage, LLP	Parcel ID:
1457 Bridgecross Parkway	5055 W. Park Blvd.; Ste 300	098060A04200CO
Hermitage, TN 37076	Plano, TX 75093	

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

Yvon L. Cyr and wife, Rose M. Cyr

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Clifford P. Worster and Deborah Worster, husband and wife
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. 44, on the Plan of Phase I, Section "A", Bridgewater, of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Yvon L. Cyr and wife, Rose M. Cyr by deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument 200608030095048, dated August 1, 2006, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20051024-0128043, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20051104-0133897, and Instrument 20060608-0067981, said Register's Office; (3) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (4) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office.

The signature of Yvon L. Cyr and Rose M. Cyr is signed by their duly appointed Attorney-in-Fact, Verlyn Steward, pursuant to the Power of Attorney of record in Instrument 20100302-0015986, 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 1457 Bridgecross Parkway, 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.

BILL GARRETT, Davidson County
Trans:T20100012333 DEEDWARR
Recvd: 03/02/10 14:09 2 pgs
Fees:13.00 Taxes:806.60
20100302-0015987

Witness our hands this 26th day of February, 2010.

Yvon L. Cyr
By: Verlyn Steward, Attorney-in-Fact

Rose M. Cyr
By: Verlyn Steward, Attorney-in-Fact

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, Verlyn Steward, 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 on behalf of Yvon L. Cyr and Rose M. Cyr as their Attorney in Fact as the free act and deed of the within named Yvon L. Cyr and Rose M. Cyr.

Witness my hand and official seal at Nashville, Tennessee the 26th day of February, 2010.

My Commission Expires: 11.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.