WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex L. Ray	National City Mortgage	MAP 050-04
(NAME)	(NAME)	
1124 Due West Avenue	P.O. Box 1024	PARCEL 005
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dayton, OH 45401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brenda Joyce Duffey and Edward Duffey, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex L. Ray, Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the map of the Cunniff Home Place, not of record, described according to a survey made by H. R. Swann, Jr. Surveyor, August 25, 1947, as follows:

Beginning on the northerly margin of Due West Avenue at the southwest corner of the property conveyed to Henry S. Law and wife, by deed from Rufus H. Donehew and wife, of record in Book 1557, page 249, Register's Office for Davidson County, Tennessee; thence with Law's westerly line, northwardly 540.6 feet; thence westwardly 101.45 feet to the corner of Lots Nos. 1 & 2; thence with the line between two said lots, southwardly 530.8 feet to the northerly margin of Due West Avenue; thence with said Avenue eastwardly 100 feet to the beginning.

Being the same property conveyed to Brenda Joyce Duffey by Quit Claim Deed from Ruth R. Lewis, on the 29th Day of December, 1994, recorded in Book 9560, page 670, Register's Office for Davidson County, Tennessee

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Edward Duffy joins in this conveyance for the purpose of conveying all right, title and interst in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 1124 Due West Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th day of November, 2003

Brenda Joyce Duffey

Davidson County DEEDWARR
Recvd: 12/09/03 13:56 2pgs
Fees:13.00 Taxes:366.30

20031209-0176498

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 Brenda Joyce Duffey and Edward Duffey

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 18th day of November, 2003.

Commission expires

D. Annette Mapler
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public