WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 05/20/04 12:18 2pgs
Fees:13.00 Taxes:897.25

20040520-0059495

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin Gaffney (NAME)	Cendant Mortgage Corporation (NAME)	155-10-0-A
617 Indian Ridge Drive (ADDRESS)	3000 Leadenhall Road (ADDRESS)	101.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Ted D. Ray and wife, Laura J. Ray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devin Gaffney and wife, Carolyn Gaffney

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. 42 on the Plan of McCrory Trace Estates, as of record in Book 6900, pages 720 to 723, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ted D. Ray and wife, Laura J. Ray by deed from Pamela H. Stowell, unmarried of record in Book 11200, page 290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 617 Indian Ridge Drive, Nashville, TN 37221
(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 our hand s this 17th day of May 2004

Ted D. Ray

Laura J. Ray

STATE OF Florida
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted D. Ray and wife, Laura J. Ray

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 ~~Nashville~~ Ocala, ~~Tennessee~~, this 17th day of May 2004.

Commission expires

JENNIFER LEE CHRISTENSEN
Notary Public, State of Florida
My comm. expires June 2, 2007
No. DD 218741

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