#04-00342

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2005 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 68,000.00

Jessica Well
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00342 MATTINGLY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Thomas Mattingly	GN Mortgage LLC	MAP:161-1-A
5322 Edmondson Pike #1	2606 Corporate Ave	Parcel:37
Nashville, TN 37211	Ste 215, Memphis, TN 38132	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BEVERLY A. DUTY AND HUSBAND, JAMES N. DUTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

THOMAS MATTINGLY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5322 Edmondson Pike #1, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 28th day of July, 2004.

Beverly A. Duty
Beverly A. Duty

James N. Duty
James N. Duty

STATE OF WISCONSIN
COUNTY OF Waukesha

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BEVERLY A. DUTY AND HUSBAND, JAMES N. DUTY, 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 The Equitable Bank WISCONSIN, this 26 day of July, 2004.

Notary Public Monica M Glosch

My Commission Expires: 5-13-07

Davidson County DEEDWARR
Recvd: 07/30/04 15:42 2pgs
Fees:13.00 Taxes:251.60

20040730-0091814

NOTARY PUBLIC MONICA M. GLOSCH STATE OF WISCONSIN

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being UNIT No. 5322-1, on the plan of Danbury Condominiums, according to the Master Deed of record in Book 6612, page 75, in the Register's Office of Davidson County, Tennessee, and more particularly described in Exhibit "C" of said Master Deed (Book 6612, page 122), in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Beverly A. Mercado, unmarried by Deed dated 11/27/96, of record in Book 10275, Page 54, Register's Office for Davidson County, Tennessee. Beverly A. Mercado, having since married, is now known as Beverly A. Duty.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.