H-1921

File #200410340

Davidson County DEEDWARR
Recvd: 12/02/04 14:11 2pgs
Fees:13.00 Taxes:314.87

20041202-0143811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,100.00.

Andrew R. McBreen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/09
(AFFIX SEAL)

CAROLYN S. WISEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES: NOVEMBER 30, 2009

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patti M. Duke	Franklin American Mtg. Co.	Map: 52-13-B-146
(NAME)	(NAME)	
3040 Penn Meade Way	501 Corporate Centre Dr., #400	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ANDREW R. MCBREEN, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PATTI M. DUKE, 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 all of Unit *No. 184, on the Plan of Condominium Site Plan of *Lot River Glen, Planned Unit Development, Phase IV, Section 2, as shown by plat appearing of record in Plat Book 9700, Page 858, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Andrew R. McBreen, unmarried by Warranty Deed dated March 14, 2000 of record in Instrument No. 20000321-0028659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
By-Laws of record in Book 7566, Page 606; Master Deed of record in Book 7566, Page 5671, as amended in Book 10630, Pages 501 and 504 and in Book 11532, Page 610; Charter of Homeowners' Association of record in Book 8069, Page 158 and in Instrument No. 20020425-0051348; Water and Sewage Easement of record in Book 7061, Page 172 and in Book 7061, Page 196; Subject to a Boundary Plat of record in Book 6900, Pages 650 and 651 all matters shown on plat of record in Plat Book 9700, Page 585; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3040 Penn Meade Way, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 19th day of November, 2004.

Andrew R. McBreen

Andrew R. McBreen

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Andrew R. McBreen who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of November, 2004.

Carol R Rivers

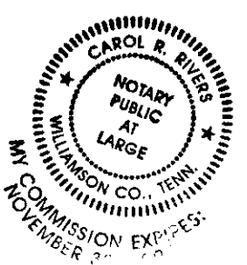
Notary Public

My Commission Expires: 11/3/07

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027



RECORD & RETURN TO:
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072