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Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/01/05 15:42 2 pgs
Fees:13.00 Taxes:258.63

20050601-0061899

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $69,900.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

03-0504-32671

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Roger A. Duffy<br>2902 Lisa Drive<br>Springfield, TN 37172 | New Owner | 142-06-0-B-252.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, George Ramapurath and wife, Leena George, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roger A. Duffy and wife, Janice Alese Duffy, hereinafter called the Grantee, his successors 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 Building No. 43, Unit No. 252, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128 through 130, Register's Office for said County, being more particularly described in the Master Deed and By-Laws of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 7610, Page 973, Book 6874, Page 644, Book 6237, Page 644, Book 6535, Page 724, and Book 5259, Page 5, said Register's Office.

Being the same property conveyed to George Ramapurath and wife, Leena George by deed from Deborah L. Davis, of record in Book 9497, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 810 Bellevue Road, #252, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of April, 2005.

George Ramapurath

Leena George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George Ramapurath and Leena George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of April, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09