Davidson County DEEDWARR
Recvd: 06/13/05 08:42 2 pg
Fees:13.00 Taxes:669.62

20050613-0066995

THIS INSTRUMENT WAS PREPARED BY: KIRK C. WAITE, ATTORNEY MOORELAND TITLE COMPANY P. O. BOX 2127 BRENTWOOD, TN 37024-2127 051806	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,979.00 Affiant Subscribed and sworn to before me, this 31st DAY OF May, 2005. Notary Public MY COMMISSION EXPIRES: 11-07-08 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — My Comm. Exp. Nov. 25, 2006 — STEPHANIE M. DUNCAN — DAVIDSON COUNTY, TN

Warranty Deed

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline R. Monaghan	Decision One Mortgage, LLC	
113 Claybrook Lane	(NAME) 6060 J A Jones Drive Ste. 1000	173-15-0-A
(ADDRESS) Nashville, Tennessee 37013	(ADDRESS) Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER A. CAFFYN-PARSONS AND WIFE, DOREEN C. CAFFYN-PARSONS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JACQUELINE R. MONAGHAN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 5 on the Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, Page 27 and Page 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher A. Caffyn-Parsons and Doreen C. Caffyn - Parsons by Deed from Craig & Walker Homes, Inc. of record in Instrument No. 20000726-0073803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. County taxes for the year 2005 and subsequent years.
2. Restrictive Covenants of record in Book 11675, Page 472, amended in Instrument No. 20000215-0015152; Instrument No. 20020701-0079016 and Instument No. 20021121-0144876; By-Laws of record in Book 11675, Page 497, Register's Office for Davidson County, Tennessee.
3. Landscape Agreement of record in Instrument No. 20010405-0033587; Stormwater Detention Agreement of record in Instrument No. 20010405-0033586; Easements of record in Instrument No. 20011024-0116286
All matters of record on Plan of record in Plat Book 11700, Pages 27 and 28; Easements of record in Book 3933, page 359; Book 10348, Page 367 and Book 10448, Page 188, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 113 Claybrook Lane, Nashville, Tennessee 37013
(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/our hand(s) this 31st day of May, 2005.

Christopher A. Caffyn-Parsons

Doreen C. Caffyn-Parsons

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 Christopher A. Caffyn-Parsons and wife, Doreen C. Caffyn-Parsons, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2005.

My Commission Expires: 11-25-06

NOTARY PUBLIC AT LARGE
My Comm. Exp. Nov. 25, 2006
DAVIDSON COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 31st day of May, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO: KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127