RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 CRESTMOOR ROAD, SUITE 300
Nashville, TN 37215

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44009

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/05 15:38 2 pgs
Fees:13.00 Taxes:336.33

20050707-0078684

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 29TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/30/05

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
AARON DUFFY **510 Basswood Drive, Unit #15** **Nashville, TN 37209**	ABN AMRO MORTGAGE GROUP, INC. 2600 W. Big Beaver Road Troy, Michigan 48084	**90-11-B-15** **USD 6485**

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 **We, RACHEL E. JOHNSON and spouse, JUSTIN L. JOHNSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON DUFFY and spouse, LESLEY A. DUFFY**

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 15 of River Breeze Garden Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Document No. 20030207-0017550, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rachel E. Johnson and spouse, Justin L. Johnson by deed from RBL Associates, LLC, a limited liability company, of record in Instrument Number 20031118-0168195, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property known as 510 Basswood Drive, Nashville, Tennessee 37209

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 hands this 29th day of June, 2005.

RACHEL E. JOHNSON

JUSTIN L. JOHNSON

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 RACHEL E. JOHNSON and spouse, JUSTIN L. JOHNSON, the bargainors, 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, Tennessee, this the 29th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06