BOX 13
10342

Davidson County DEEDWARR
Recvd: 09/09/05 14:10 2 pgs
Fees:13.00 Taxes:590.03
20050909-0108756

This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
Nashville, Tennessee 37238-1620

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Kimberly N. Marsh **1133 Burlingame Court** **Antioch, TN 37013**	~~SAME~~ Countrywide Home Loans 3011 Armory Dr. Ste 120 Nashville, TN 37204	Map 150-08 Parcel 151.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THOMAS J. GAFFNEY, JR. AND WIFE, PAMELA E. GAFFNEY** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **KIMBERLY N. MARSH, A SINGLE WOMAN** (herein referred to as "Grantee"), her heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Lot No. 431 on the plan of Somerset Phase 1 of record in Plat Book 6900, page 690 and 691, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Thomas J. Gaffney, Jr. and wife, Pamela E. Gaffney from Joseph D. Storey and wife, Pamela D. Storey by deed of record in Book 10193, page 551, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2005 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 31st day of August, 2005.

Thomas J. Gaffney, Jr.

Pamela E. Gaffney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $159,468.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires:
5/28/2006

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas J. Gaffney, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 31st day of August, 2005.

Notary Public

My Commission Expires:

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Pamela E. Gaffney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 31st day of August, 2005.

Notary Public

My Commission Expires:

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28 2006