Davidson County DEEDWARR
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Fees:13.00 Taxes:1508.68

20051123-0142118

# WARRANTY DEED

B-RW-05-1805

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,750.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2005.

Notary Public

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: 4-25-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212
My Commission Expires APRIL 25, 2006

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary W. Nugent | Greenpoint Mortgage Funding, | |
| 1805 Cromwell Drive (ADDRESS) | 3650 Mansell Road, Suite 440 (ADDRESS) | 158-10-7 |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Alpharetta, GA 30022 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES R. DURHAM AND WIFE, TAMMY T. DURHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY W. NUGENT, UNMARRIED, hereinafter called the Grantee(s), 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 9, FORREST TRAILS, as shown on plat of record in Plat Book 3700, Page 24-25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James R. Durham and wife, Tammy T. Durham by Warranty Deed from Paul F. Durham and wife, Nadene Durham, recorded on the 5th day of August, 1998 in Deed Book 11052, Page 488, in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1805 Cromwell Drive, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of November, 2005.

James R. Durham

Tammy T. Durham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Durham and Tammy T. Durham, the within named bargainor, 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, this the 21st day of November, 2005.

Notary Public

My Commission Expires: 4-25-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903