30148277

This Instrument Prepared By and
~~After Recording, Return/mail to:~~
Kerry L. Prisock
TN Bar No. 013032
Richmond Title Services, LP.
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
1024111

Recording requested by and
return to: US Recordings, Inc
2925 Country Dr Suite 201
St. Paul, MN 55117

~~30147485~~

Davidson County DEEDWARR
Recvd: 03/15/06 12:00 3 pgs
Fees:18.00 Taxes:765.86
20060315-0029829

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of March, 2006, by and between Rochford Realty and Construction Co., Inc., a Tennessee Corporation, hereinafter "Grantor" and Amy E. Clough, hereinafter "Grantee".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor does hereby bargain, sell, convey and warrant unto Grantee, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as:

Being Lot Number 554, on the final plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office of Davidson County, Tennessee.

The property is improved with an address of 1461 Bending River Drive, Nashville, Tennessee 37221.

Being the same property conveyed to the Grantor by Special Warranty Deed of record at Document # 20050318-0029884 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

ROCHFORD REALTY AND CONSTRUCTION CO.,
a Tennessee Corporation

By: James G. Morrissey
Printed Name: JAMES G. MORRISSEY
Title: 3/1/06

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, James G Morrissey, as representative of Rochford Realty and Construction Co., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2006.

Notary Public Signature

John Webb
Printed Name
My commission expires: 1/23/2010

(seal)

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 206,989.20.

Affiant

Subscribed and sworn to before me this the 1st day of March, 2006.

Notary Public Signature

John Webb
Printed Name

My commission expires: 1/23/2010

(seal)

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.: 126-44.00

NAME AND ADDRESS OF A PROPERTY OWNER:
And
NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

Amy E. Clough
1461 Bending River Drive
Nashville, Tennessee 37221



U30148277-01RD03
QUIT CLAIM DEED
LOAN# 0150200566
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