FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Patrick Duguay	First Horizon Home Loan Corp.	Map 042
619 Colony Trace Drive	1555 W. Walnut Hill Lane, Suite 200	Group 11-0-B
Madison, TN 37115	Irving, TX 75038	Parcel 61.00-CO

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

John Mark Street and wife, Sherri T. Street

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael Patrick Duguay, unmarried

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:

BEING Apartment Unit No. 619 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to John Mark Street and wife, Sherri T. Street by Warranty Deed dated June 27, 1985, from Cumberland Development Corporation of Mississippi, Inc., of record in Book 6595, page 424, said Register's Office.

This conveyance is subject to: (1) 2006 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the Master Deed of record in Book 4758, page 179, Book 4808, page 829, Book 5102, page 383, Book 6380, page 989 and Book 6484, page 287, said Register's Office.

This conveyance is subject to all Restrictive Covenants and By-Laws record in Book Book 4758, page 190, Book 9256, page 848, Book 9654, page 906, and Book 6484, page 348, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 619 Colony Trace Drive, Madison, TN 37115

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 26th day of September, 2006.

John Mark Street

Sherri T. Street

Davidson County DEEDWARR
Recvd: 09/28/06 10:15 2 pgs
Fees:13.00 Taxes:333.00

20060928-0119945

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 John Mark Street and Sherri T. Street, 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 this 26th day of September, 2006.

My Commission Expires: 1-27-07

Notary Public

