03

Realty Title
U 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2006.

Notary Public
My commission expires: 02/22/09

Davidson County DEEDWARR
Recvd: 11/15/06 13:36 2 pgs
Fees:13.00 Taxes:484.70

20061115-0141907

03-0610-34174

Address of New Owner:	Send Tax Bills to:	Tax Information
Dianne Duran	First Horizon Home Loan Corp.	141-06-0-B 010.00CO
8197 Coley Davis Road	4000 Horizon Way	
Nashville TN 37221	Irving, TX 75063	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judy B. Griffin, unmarried, and Paul S. Tate, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dianne Duran, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 110 of Poplar Ridge Condominiums, Horizontal Property Regime, 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 11322, Page 931, amended in Book 11662, Page 988, Book 11662, Page 993, Instrument No. 20002110014075, and Instrument No. 200006090057726, 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, Reference is hereby made to the plat of Poplar Ridge Condominiums, as of record in Book 9700, Pages 829 and 830, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Judy B. Griffin and Paul S. Tate, both unmarried, by deed from Mary L. Raymond, a single woman, dated August 24, 2001, recorded August 27, 2001, of record in Instrument No. 20010827-0092169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8197 Coley Davis Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of November, 2006.

Judy B. Griffin

Paul S. Tate
By: Judy B. Griffin, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judy B. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of November, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Judy B. Griffin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Paul S. Tate, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2006.

Commission expires 2/22/09

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN