This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/28/06 11:12 2 pgs
Fees:13.00 Taxes:323.75

20061128-0146645

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87,500.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2006

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
James & Joan Duffy	Bank of America	142 06 0 B 252.00CO
104 Forrest Valley Ct.	P.O. Box 45140	
Nashville, TN 37209	Jacksonville, FL 32232-5140	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Roger A. Duffy and wife, Janice Alese Duffy,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James J. Cowley and wife, Joan M. Crowley** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building No. 43, Unit No. 252, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128 - 130, Register's Office for said County, to which plan reference is hereby made for a more complete description and being more particularly described in Master Deed and By-Laws of record in Book 4834, Page 257, as amended in Book 4984, Page 174; Book 5045, Page 800, Book 5086, Page 80; Book 7610, Page 973; Book 6874, Page 644; Book 6237, Page 644; Book 6535, Page 724, and Book 5259, Page 5, said Register's Office.

Being the same property conveyed to Roger A. Duffy and wife, Janice Alese Duffy by deed from George Ramapurath and wife, Leena George, of record in Book 20050601-0061889, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Plat Book 4675, Page 128 - 130, Register's Office for Davidson County, Tennessee.
2. Master Deed of record in Book 4834, Page 257 amended in Book 4984, Page 174; book 5045, Page 800; Book 5086, Page 80; Book 7610, Page 973, Book 6535, Page 723; Book 5259-5; and Book 6874, Page 354, said Register's Office.
3. By-Laws of record in Book 4834, Page 297, amended in Book 6237, Page 644; Book 6535, Page 724 and Book 5259, Page 5, said Register's Office.
4. Charter of Homeowner's Association of record in Book 4836, Page 610, said Register's Office.
5. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 810 Bellevue Road, #252, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and themselves, their heirs and assigns, 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.

WITNESS our hands this 20th day of November, 2006.

Roger A. Duffy

Janice Alese Duffy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Roger A. Duffy and Janice Alese Duffy**, the within named bargainors, 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 at Brentwood, TN, this 20th day of November, 2006.

Notary Public

My Commission Expires: 1-20-10

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.