	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$241,380.00** Affiant Subscribed and sworn to before me, this the 29th day of November, 2006. Notary Public My commission expires: **March 30, 2010** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

File 43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maurice Fitzgerald **Cynthia Fitzgerald**	**S A M E**	
1001 Eddystone Court		**Map 059 15 0 A**
Nashville, Tn 37207		**Parcel 108.00 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 COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cumberland Builders, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maurice Fitzgerald and wife, Cynthia Fitzgerald

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 Lot No. 76, on the plan of Chateau Valley, Phase V, of record as Instrument No. 20050815-0096234, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING part of the same property conveyed to Cumberland Builders, Inc., by instrument executed November 8, 2005, which is of record as Inst. No. 20051114-0136897, from Chateau Associates, LTD, which acquired this property, along with other property, May 24, 1988, by instrument of record in Book 7723 page 654, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of Chateau Valley, Phase V, of record as Instrument No. 20050815-0096234, Register's Office, Davidson County, Tennessee; and to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property, which are of record in said Register's Office; especially to Inst. No. 20050823-0100587, of record in said Register's Office.

This is improved property known as **1001 Eddystone Court, Nashville, Tn 37207**

Davidson County DEEDWARR
Recvd: 12/05/06 10:36 2 pgs
Fees:13.00 Taxes:893.11
20061205-0149861

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 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 convenant 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 my/our hand(s) this 29th day of November, 2006.

Cumberland Builders, Inc.
By: Cathy Hardaway President

Cathy Hardaway, President

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cathy Hardaway, President** of **Cumberland Builders, Inc**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **President** of **Cumberland Builders, Inc,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Cathy Hardaway** as **President.**

Witness my hand, at office, this **29th** day of **November, 2006.**

William B. Gregory
Notary Public

My Commission Expires: March 30, 2010