Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/06/07 10:32 2 pgs
Fees:13.00 Taxes:469.94
20070306-0027486

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,010.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2007

Notary Public

MY COMMISSION EXPIRES: 2/24/09 (AFFIX SEAL)

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

P-07-1925

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard O. Curry	First Guaranty Mortgage Corp	135-12-0C
1925 Nashboro Boulevard (ADDRESS)	(NAME) 8180 Greensboro Drive S. 500 (ADDRESS)	037.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY BLAKE COTHRAN AND WIFE, LEE M. BARRETT JR., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HOWARD O. CURRY AND WIFE, CAROLYN F. CURRY, hereinafter called the Grantees, their heirs and assigns, that 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. 37 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME PLAT, NASHBORO VILLAGE-TRACT 13 OF RECORD IN INSTRUMENT NO. 20021230-0161681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO TIMOTHY BLAKE COTHRAN, MARRIED AND LEE M. BARRETT, JR., MARRIED BY WARRANTY DEED FROM NVR, INC. A VIRGINIA CORPORATION T/A RYAN HOMES RECORDED OCTOBER 8, 2003 IN INSTRUMENT NO. 20031008-0149460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1925 Nashboro Boulevard, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 28th day of February, 2007.

Timothy Blake Cothran

Lee M. Barrett Jr.

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Timothy Blake Cothran and wife, Lee M. Barrett Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of February, 2007.

Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800