#10706 31608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2007.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/09~~ 9/22/07 (AFFIX SEAL)

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT 22, 2007

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Y. Fitzpatrick	Churchill Mortgage Corp.	Map 162
5510 Country Dr., Unit 34	761 Old Hickory Blvd #203	Group 09
Nashville, TN 37211	Brentwood, TN 37027	Parcel 0A-34

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

Patrick J. Duggan, III and wife, Jessica Dawn Duggan f/k/a Jessica Dawn Dugger

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert Y. Fitzpatrick and Carolyn F. Fitzpatrick, husband and wife as Joint Tenants with the Right of Survivorsh
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 Townhouse No. 34, Building No. 5 in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J. Duggan, III and Jessica Dawn Dugger, as joint tenants with the right of survivorship, by deed from Patrick J. Duggan, III individually and as Executor of the Estate of Betty Louise Duggan and Teresa Duggan Gear, of record in Instrument 20020411-0045222, dated April 6, 2002 and recorded April 11, 2002 said Register's Office.

This conveyance is subject to Restrictive Covenants, Master Deeds and ByLaws of record in Book 4659, Page 32; Book 4937, Page 429; Book 4659, Page 39, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 133, 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 5510 Country Dr., Unit 34, Nashville, TN 37211

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 28th day of June, 2007.

Patrick J. Duggan, III

Jessica Dawn Duggan

Davidson County DEEDWARR
Recvd: 07/02/07 11:23 2 pgs
Fees:13.00 Taxes:266.40
20070702-0078567

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick J. Duggan, III and Jessica Dawn Duggan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at GRAYTON BEACH, Florida, this 28th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: _____

LINDA J. EGAN
MY COMMISSION #DD389335
EXPIRES: JAN 24, 2009
Bonded through 1st State Insurance