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Fidelity Title
18-A

Davidson County DEEDWARR
Recvd: 08/08/07 08:33 2 pgs
Fees:13.00 Taxes:555.00

20070808-0094641

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me on this 27th day of July, 2007

Notary Public

MY COMMISSION EXPIRES: 7/23/09

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

This Instrument Was Prepared By:
CALVARY TITLE COMPANY
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenda Ruffin	Magna Bank	
(NAME)	(NAME)	
7904 Stallion Drive	P.O. Box 17257	128-10-0-032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Thomas Kavanagh and wife, Ann Kavanagh, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Glenda Ruffin, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79, on the plan of Stacy Square, Section 2, of record in Plan Book 4175, Page 30, Register's Office for Davidson County.

Said Lot No. 79 fronts 78.00 feet on the northwesterly margin of Stallion Drive and extends back 130.0 feet on the northeasterly line and 125.4 feet on the southwesterly line to a dead line in the rear, measuring 85.50 feet thereon.

Being the same property conveyed to Tomas Kavanagh and wife, Ann Kavanagh, on November 3, 2003, by Warranty Deed from Vern Gosdin, of record at Instrument Number 20031110-0164423, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenants of record in Book 4265, Page 777 and Book 4379, Page 833, Register's Office for Davidson County.

This conveyance is made subject to: (1) 2007 taxes, which are not yet due and payable but that will be prorated between Grantors and Grantees; and (2) all matters appearing on the Plan of Record in Plan Book 4175, Page 30, Register's Office for Davidson County.

This is improved property known as 7904 Stallion Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of July, 2007.

Thomas Kavanagh

Ann Kavanagh

STATE OF TENNESSEE
COUNTY OF Williamson

I, Kim Howell, a Notary Public of the Williamson County in the State of Tennessee, do hereby certify that Thomas Kavanagh and Ann Kavanagh personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of July, 2007.

Notary Public

My Commission Expires: July 5, 2011

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON