Davidson County DEEDWARR
Recvd: 08/08/07 13:08 2 pgs
Fees:13.00 Taxes:1420.80

20070808-0094935

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$384,000.00** (Three Hundred Eighty Four Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of July, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires JUNE 5, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Roger Duffy and Janice Duffy 8020 Meadow View Drive Nashville,TN 37221	Franklin American Mortgage Company 501 Corporate Centre Drive, Ste 400 Franklin, Tennessee 37067	156-09-0-030.00

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEFYN M. CATLEY AND DIANA E. CATLEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROGER DUFFY AND JANICE DUFFY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Templegate, Section 3, as shown on plat of record in Plat Book 8250, page 868, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kefyn M. Catley and Diana E. Catley, husband and wife, in Instrument 20030804-0110416, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	**(X) IMPROVED** **( ) UNIMPROVED**	**Property known as:** **8020 MEADOW VIEW DRIVE** **NASHVILLE,TN37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2007

WITNESS, this 30th day of July, 2007

Kefyn M. Catley

Kefyn M. Catley

Diana E Catley

Diana E. Catley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kefyn M. Catley and Diana E. Catley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of July, 2007.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

LTSR Number:

GTE File: 2007