PREPARED BY: JAMES SEARS
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 8 day of November, 2007 by and between **Gordon Cuffe, married,** herein after referred to as **GRANTOR**, and **Joshua Minchey and Jennifer Minchey, husband and wife,** herein after referred to as **GRANTEES**.

WITNESSETH: That for and in consideration of **Ninety Three Thousand Dollars ($93,000.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in the city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 56, on the Plan of Porter Road Subdivision of the Shinkle Property, as shown on plat of record in Plat Book 843, Page 38, 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 Gordon Cuffe by Deed of record in Instrument 20070322-0035027 recorded 3/22/2007, Register's Office for Davidson County, Tennessee.

Map & Parcel: 072-15-0166.00
This is improved property known as: 1605 Porter Avenue Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2008 and subsequent years not yet due and payable.
6. All matters shown on Plat recorded in Book 843, page 38.

NAME & ADDRESS OF NEW PROPERTY OWNER:
Joshua & Jennifer Minchey
1605 Porter Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
New Property Owner

Davidson County DEEDWARR
Recvd: 11/14/07 14:24 2 pgs
Fees:13.00 Taxes:344.10
20071114-0133727

WITNESS MY HAND on the day and year first written above

Gordon Cuffe

Gordon Cuffe

INDIVIDUAL
STATE OF California
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Gordon Cuffe** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 8 day of November, **2007**.

NOTARY PUBLIC
My Commission Expires: 10/21/08

LAURA A. MORALES
Comm. # 152[illegible]
NOTARY PUBLIC-CALIFORNIA
Placer County
My Comm. Expires Oct. 21, 2008

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($93,000.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 9 day of November, **2007**.

NOTARY PUBLIC
My Commission Expires: 2-12-08

LEE McLENDON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB. 12, 2008