	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.** B Marney Affiant Subscribed and sworn to before me, this the 7th day of February, 2008. Notary Public My commission expires: 11-7-11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Heather Gillanders	**CTX Mortgage Company, LLC**	**119-15- 052.00**
3124 Southlake Drive	**3100 McKinnon St., 3rd Floor**	
Nashville, TN 37211	**Dallas, TX 75201**	

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 OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Andrew J. Flanigan and wife, Katherine A. Flanigan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Gillanders, an unmarried woman and Elise Irvine, an unmarried woman, as tenants in common with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Section II, Southlake Subdivision, of record in Book 2083, Page 84, Register's Office for said County, and described as follows:

BEGINNING at a point on the east margin of Southlake Drive, the common corner of Lots 67 and 681; thence with the line between said lots, eastwardly 151.9 feet to a point; thence southwardly 89 feet to the north margin of Lake Park Drive; thence with the margin of the same, westwardly 127 feet to the beginning of a curve; thence along said curve, northwestwardly 39.27 feet to the easterly margin of Southlake Drive; thence with the margin of said Drive, northerly 64 feet to the beginning.

Being all of the same property conveyed to Andrew J. Flanigan and wife, Katherine A. Flanigan by deed dated 08/28/2007 from Donald L. Davis and wife, Glenda G. Davis of record in Instrument No. 20070828-0103050, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Donald L. Davis and wife, Glenda G. Davis by Deed May 6, 1977 of record in Book 5144, Page 608, and Quitclaim Deed dated 8/6/85 of record in Book 10679, Page 662, Register's Office of Davidson County, TN.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3124 Southlake Drive, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

Davidson County DEEDWARR
Recvd: 02/11/08 10:06 2 pgs
Fees:13.00 Taxes:499.50
20080211-0013610

Witness my/our hand(s) this 7th day of February, 2008.

Andrew J. Flanigan

Katherine A. Flanigan

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andrew J. Flanigan and Katherine A. Flanigan**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **February, 2008.**

Notary Public

My Commission Expires: 11-7-11

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY