Davidson County DEEDWARR
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Fees:13.00 Taxes:661.93
20080703-0069077

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$178,900.00** (One Hundred Seventy Eight Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 27th day of June, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

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:
Nikolai Plavski 7467 Stacy Drive Nashville,TN 37221-1818	Countrywide Bank, FSB 2839 Paces Ferry10/F#100 Atlanta, GA 30339	142-03-0-058.00

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, **ADAM DUFFY AND WIFE ABBEY E. DUFFY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NIKOLAI PLAVSKI, UNMARRIED,** 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. 91, on the Plan of Cross Timbers, Section 2, as shown on plat of record in Plat Book 3700, page 92, 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 Adam Duffy and wife, Abbey E. Duffy in Instrument 20061117-0143029, Register's Office for Davidson County, Tennessee.

Loy Carney executes this instrument as Attorney-in-Fact on behalf of Abbey E. Duffy, pursuant to the Power of Attorney recorded in Instrument No. 20080703-0069076, Register's Office for (~~County of Property~~) County DAVIDSON

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: **7467 STACY DRIVE** **NASHVILLE,TN37221-1818**

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.

N.P.

LTSR Number:

GTE File: 2008

WITNESS, this 27th day of June, 2008

Adam. Duffy

Abbey E. Duffy
By: **Loy Carney, Attorney-in-Fact**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of June, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Adam. Duffy** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of June, 2008.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of June, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Abbey E. Duffy**, and acknowledged that he executed that same as the free act and deed of the said **Abbey E. Duffy**.

WITNESS my hand and official seal this the 27th day of June, 2008.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009