# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/08 15:54 2 pgs
Fees:13.00 Taxes:946.83
20080814-0083852

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00

Robert D. Abney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROBERT DUANE DAUGHERTY | Provident Funding Assoc LP | MAP 142-16 D PAR 9.00C0 |
| (NAME) | (NAME) | |
| 2509 Devon Valley Dr. | PO Box 5914 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37221 | Santa Rosa, CA 95402 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **ROBERT D. ABNEY, and wife, GISELA ABNEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT DUANE DAUGHERTY and PAMELA DAUGHERTY, husband and wife,** 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. 38 on the Plan of Devon Valley, Phase 1, a Planned Unit Development, as of record in Book 7900, page 458, as by instrument to Amend Final Subdivision Plat of record in Instrument No. 20040928-0116865, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert D. Abney and wife, Gisela Abney by deed of record in Instrument No. 20040513-0055908, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2509 DEVON VALLEY DRIVE, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hands this 13th day of August, 2008.

Robert D. Abney
ROBERT D. ABNEY

Gisela Abney
GISELA ABNEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ROBERT D. ABNEY, and wife, GISELA ABNEY the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 8/13/2008.

Commission expires: 12-21-2011

Notary Public

