Davidson County DEEDWARR
Recvd: 11/03/08 13:14 2 pgs
Fees:13.00 Taxes:381.10
20081103-0109219

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49630
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daryl A. Duffy Ashley R. Duffy 432 Westboro Drive Nashville, Tennessee 37209	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 09113018400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$103,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tonie K. Duffy, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daryl A. Duffy and spouse, Ashley R. Duffy** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the map of Section One, Westboro Subdivision of record in Book 1424, page 18, Register's Office for said County.

Said Lot No. 16 fronts 75 feet on the broken northeasterly margin of Westboro Drive and extends back 200.5 feet on the southerly line and 199.7 feet on the northerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Charlie Ben Thompson and wife, Mary Katherine Hurt Thompson and Billie Jean Hurt Thompson, (unmarried) by deed from Thomas Alex Jones, Jr., and wife, Rose M. Jones, dated April 2, 1951 and recorded on April 3, 1951 of record in Book 1969, page 1 in the Register's Office for Davidson County, Tennessee. By Warranty Deed dated November 7, 1961 and recorded on November 8, 1961, of record in Book 3309, page 315, said Register's Office, Billie Jean Hurt Thompson Hill conveyed her interest in subject property to Charlie Ben Thompson and wife, Mary Katherine Hurt Thompson. The said Charlie Ben Thompson and Mary Katherine Hurt Thompson have since died, with Charlie Ben Thompson predeceasing Mary Katherine Hurt Thompson. The heirs at law of Mary Katherine Hurt Thompson, were established by Affidavit of Heirship of record in Doc. No. 20030826-0123869, said Register's Office, by Quitclaim Deed dated June 26, 2003 and recorded on August 26, 2003, of record in Doc. No. 20030826-0123870, said Register's Office, Tonie Katherine Duffy, Elva Diane Owen, Albert Kuhn Thompson, Connie Marie Russell, Timothy Carl Thompson, Paul Lindsay Thompson, Mary Alice Thompson, David Neil Thompson, Heather Lin Thompson and Joelle C. Thompson, the heirs at law of Mary Katherine Hurt Thompson conveyed their interest in subject property to Franklin D. Duffy and wife, Tonie K. Duffy. The said Franklin D. Duffy has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 18, said Register's Office, which Plan shows a 50 foot minimum building setback line from Westboro Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 432 Westboro Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2008.

Tonie K. Duffy

State of TENNESSEE
County of DAVIDSON

On this 30th day of October, 2008 , before me the undersigned authority, personally appeared Tonie K. Duffy , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Sworn and subscribed before me this the 30th day of October, 2008

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public