Davidson County DEEDWARR
Recvd: 12/09/08 14:43 2 pgs
Fees:13.00 Taxes:492.47

20081209-0118903

Return to: File Box 9-B
First Title and Escrow Co., Inc.
ftec file #28172

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $133,100.00

Emily C M
Affiant

Subscribed and sworn to before me, this 4th **day of December, 2008.**

Christina M. Read
Notary Public
My commission expires:

05-0811-64427

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Connemara Properties, LLC 16030 Ventura Blvd. #100 Encino, CA 91436	NEW OWNER	42-07-0-053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William M. Duta and Elvia P. Llangari De Duta, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Connemara Properties, LLC,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

**a Tennessee limited liability company

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Section I, Morning View Subdivision, of record in Book 2133, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William M. Duta and Elvia P. Llangari De Duta, husband and wife by deed from Leroy Gann and Althea S. Gann, husband and wife, dated September 2, 2005, recorded September 8, 2005, of record in Instrument No. 20050908-0108356, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 704 N Graycroft Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of December, 2008.

William M. Duta

Elvia P. Llangari De Duta

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William M. Duta and Elvia P. Llangari De Duta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 4th day of December, 2008.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010