Return To:
Rudy Title and Escrow
2000 Glen Echo Rd. #209
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/15/01 13:49 2pgs
Fees:11.00 Taxes:406.63

20010215-0014647

~~RECORD AND RETURN TO:~~
~~SATURN AND MAZER~~
~~212 THIRD AVE. N., NASHVILLE, TN 37201~~
~~(SP) 39576 FILE BOX "Z"~~

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 109,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 29TH **DAY OF JANUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 3/23/02

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commisison Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :
AMY E. MAURITSON
4155 Billingsgate Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212

MAP-PARCEL #
149-5-A
Parcel 241

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 **YORK CONSTRUCTION, LLC**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY E. MAURITSON**

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 Unit No. I, known as 4155 Billingsgate Road, Antioch, Tennessee 37013, as shown on the Plan of Pepper Ridge Phase Ten Townhomes, A Planned Unit Development, of record in Instr: 200101290008519 and subject to all matters shown in the Master Deed, Covenants and Conditions Establishing Pepper Ridge Phase Ten Townhomes, a Planned Unit Development of record in Instr: 20010123-0006702, Register's Office for Davidson County, Tennessee.

BEING part of the property conveyed to York Construction, LLC by deed from HM Properties, Inc., A Tennessee corporation of record in Book 10486, page 376, Register's Office for Davidson County, Tennessee and by Decree for Redemption of record in Instr: 20000911-0089913, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **4155 Billingsgate Drive, Antioch, Tennessee 37013**
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 MY HAND THIS 29TH DAY OF JANUARY, 2001.

YORK CONSTRUCTION, LLC

Robin York Chief Manager

ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHIEF MANAGER, of the YORK CONSTRUCTION, LLC, and that he as such CHIEF MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such CHIEF MANAGER.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29TH day of January, 2001.

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/26/02