Record & Return To:
Southen Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167
XXXXXXXXXXXXXXXXXXXXXXXX:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39874** FILE BOX "7"

Davidson County DEEDWARR
Recvd: 05/25/01 12:19 2pgs
Fees:11.00 Taxes:377.25
20010525-0054726

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 101,959.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 24 DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/17/04

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TIMOTHY W. PETTⱢS et ux	Union Planters Bank	**163-11-E-3**
2950 Baby Ruth Lane, Unit #3	P.O. Box 2282	
Antioch, Tennessee 37013	Memphis, TN 38101-2282	

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, a Tennessee Limited Liability Company**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY W. PETTⱢS and wife, TERRY PETTⱢS**

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:

Being Unit No. 3, on the Plat, Timber Trace Townhomes of record in Instrument No. 200011220115447, said Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete description thereof.

Being part of the same property conveyed to York Construction, LLC, a Tennessee Limited Liability Company, by deed from Eckhardt Exchange Corporation, a Tennessee Corporation, Trustee for 2952 Baby Ruth Land Trust, of record in Instrument Number 20001128-0116816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2001 and subsequent years.**
2. **Plan of record in Instrument No. 200011220115447, said Register's Office for Davidson County, Tennessee.**
3. **Master Deed, By-Laws and Charter of record in Instrument No. 200011220115563, said Register's Office for Davidson County, Tennessee.**

Unimproved ( )

This is improved (X) property, known as **2950 Baby Ruth Lane, Unit #3, 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 ITS HAND THIS 24 DAY OF MAY, 2001.

YORK CONSTRUCTION, LLC

By: Judy Killets, attn in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared Judy Killets 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 Atty in Fact of the YORK CONSTRUCTION, LLC, and that he as such Atty in Fact, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Atty in Fact.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 3/26/02