File Box 9-B
First Title & Escrow Co., Inc.
#19350

Davidson County DEEDWARR
Recvd: 12/05/02 12:09 2pgs
Fees:13.00 Taxes:369.63
20021205-0149979

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41484** FILE BOX "7"

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 99,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **27th DAY OF NOVEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 11-29-03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **CHARLES BOUREGARD, JR.**<br>**2120 Lebanon Road, Unit #21**<br>**Nashville, TN 37210** | STOCKTON TURNER, LLC<br>2250 Lucien Way, #240<br>Maitland, Florida 32751 | **95-5-B-21** |

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 Corporation,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~CHARLES BOUREGARD, JR.~~ CHARLES E. BEAUREGARD, JR. 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. 21 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-00833543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.**

**BEING the same property conveyed to York Construction, LLC, a Tennessee Limited Liability Corporation, by Quitclaim Deed from Brent Foster, of record in Instrument Number** 20021205-0149978 **, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Brent Foster by deed from Asgard Group, LLC, a Limited Liability Company, of record in Instrument Number 20020913-0111818, Register's Office for Davidson County, Tennessee.**

Unimproved ( )

This is improved ( X) property, known as **2120 Lebanon Road, Unit #21, Nashville, Tennessee 37210**
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 27 DAY OF NOVEMBER, 2002.**

**YORK CONSTRUCTION, LLC, a Tennessee Limited Liability Corporation**

**By:** _____
**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 YORK CONSTRUCTION, LLC, a Tennessee Limited Liability Corporation, 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 27 day of November, 2002.

NOTARY PUBLIC

ALAN MAZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06