Davidson County DEEDWARR
Recvd: 03/08/04 09:35 2pgs
Fees:13.00 Taxes:395.53

20040308-0025947

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$106,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JOHN D. CALHOUN **2120 Lebanon Pike, #110** **Nashville, TN 37210**	CTX Mortgage P.O. Box 650269 Dallas, TX 75265-0269	**95-5-B-102** **USD 4703**

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 **R. J. YORK HOMES, LLC, a Limited Liability Company**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. CALHOUN**

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. 110, on the Master Deed of Easthaven Townhomes of record in instrument No.: 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being part of the same property conveyed to R. J. York Homes, LLC, a Limited Liability Company, by deed from York Construction, LLC, a Limited Liability Company, of record in Instrument Number 20040123-0008887, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **2120 Lebanon Pike, #110, 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 27th day of February, 2004.

R. J. YORK HOMES, LLC

By: Robin York, Chief Mgr
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 R. J. YORK HOMES, LLC, a Limited Liability Company, and that he as such Chief Manager, executed the foregoing instrument for the purposes 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 27th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

