WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/04 12:31 2pgs
Fees:13.00 Taxes:399.60

20041118-0138672

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $108,000.00.

Affiant

Subscribed and sworn to before me this 10 day of November, 2004

Notary Public
My Commission expires: JULY 21, 2007
(Affix Seal)

Return to:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeremy P. Motz	Union Federal Bank	133-080-137.00
505 Cathy Jo Circle	PO BOX 232	
Nashville, TN 37211	Fort Wayne, IN 46801	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **July Realty Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeremy P. Motz, single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 42 on the plan of Valley View Terrace, Phase II, of record in Book 5200, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to July Realty Company, by deed from H. Lynn Greer, Jr. and June Greer Bogle, on September 30, 1996, of record in Book 10220, page 978, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 119, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5323, page 310, Book 5603, page 341, Book 5733, page 375, Book 6057, page 950, and Book 6400, page 902, Register's Office for Davidson County, Tennessee.

This is improved property known as: **505 Cathy Jo Circle, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 10, 2004.

July Realty Company

By H. Lynn Greer, Partner

June Greer Bogle, Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared H. Lynn Green and Jane Green Bayle, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of Ivy Ridge Company, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal, this 10 day of November, 2006.

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 21, 2007