Davidson County DEEDWARR
Recvd: 02/25/05 12:52 2 pgs
Fees:13.00 Taxes:525.03

20050225-0021035

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Clara Jane McCleery**	Name	**New Owner**
Address	**415 Northcrest Drive #204**	Address	
City/State/Zip	**Nashville, TN 37211**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **$10.00. Saddlebrook Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Clara Jane McCleery, An Unmarried Woman, her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Unit No. 204 on the Plan of Northcrest, Phases One and Two, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners' Association, Inc., of record in Instrument No. 20040615-0070835, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being a part of the same property conveyed to Saddlebrook, Inc., a Tennessee Corporation, by deed from B & J Enterprises, a Tennessee general partnership, dated December 21, 2004, of record in Instrument Number 20041228-0152966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 147 Group 12A Parcel 204

This is improved property known as: 415 Northcrest Drive #204, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **18th** day of **February, 2005.**

Saddlebrook Inc.

By: Michael P. Stanton, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Michael P. Stanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice-President of Saddlebrook Inc., the within named bargainor, a Corporation, and that such Michael P. Stanton, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Vice-President.

WITNESS MY HAND and official seal at office, this **18th** day of **February, 2005.**

Commission expires **06/18/05**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$141,900.00**

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2005.

My commission expires: 06/18/05

Notary Public - Register

