Davidson County DEEDWARR
Recvd: 03/24/05 12:27 2 pgs
Fees:13.00 Taxes:505.05

20050324-0032090

WARRANTY DEED

G-CB-05-0013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

Subscribed and sworn to before me this 17th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN REAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin P. Hughes	NAVY FEDERAL CREDIT ~~NAVAL ORDNANCE~~ UNION	
13 Mary Anton	(NAME) HIGHWAY 70 WEST # 426	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) HAVELOCK, NC 28532	P/O 148.10-0-153.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE AMADOR COMPANY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JGJWJ PRINCESSES REVOCABLE LIVING TRUST, KEVIN P. HUGHES, TRUSTEE WITH THE FULL POWER TO SALE, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT 2 ON THE PLAN OF ANTON PROSPECT I, RESUBDIVISION OF LOT 11 ON THE PLAN OF ANTON PLACE, OF RECORD IN PLAT BOOK 9700, PAGE 376, AND SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 10589, PAGE 126, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20050310-0026902, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE AMADOR COMPANY, LLC BY WARRANTY DEED FROM THE REGENCY GROUP, RECORDED THE 6TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020806-0094514, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 376; Book 10345, page 667; Instrument No. 20050310-002690 and Instrument No. 20050314-0027815, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 13 Mary Anton, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 17th day of March, 2005.

The Amador Company, LLC

BY: _____
Douglas M. Kirk, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas M. Kirk, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Chief Manager of The Amador Company, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 17th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

~~RETURN TO:~~

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067