RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44097 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/05 08:09 2 pgs
Fees:13.00 Taxes:222.00

20050810-0094514

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of August, 2005.

Notary Public

MY COMMISSION EXPIRES:

MAZER NOTARY PUBLIC DAVIDSON COUNTY

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 NUMBERS
Lytle Brown	SAME AS NEW OWNER	117-3-B-133
7601 Ardenwood Ct		7DA 80264
Nashville, Tn 37215		

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, I/WE,

George A. Climer and wife, Melissa M. Climer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lytle Brown and wife, Betty M. Brown

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:

A Certain condominium apartment in Davidson County, Tennessee, being Unit No. I-6, Parcel No. 133, of the Villager Condominiums, as of record in Book 5200, page 201, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to George A. Climer and wife, Melissa M. Climer by deed from Lytle Brown, III and wife, Betty M. Brown, of record in Book 7678, page 953, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2601 Hillsboro Road, #I-6, Nashville, TN 37212

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 my/our hand(s) this 1st day of August, 2005

George A. Climer

Melissa M. Climer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named George A. Climer and wife, Melissa M. Climer, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2005

Notary Public

My Commission Expires: 3/25/06

