Davidson County DEEDWARR
Recvd: 08/17/05 15:14 2 pgs
Fees:13.00 Taxes:442.15

20050817-0097859

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 119,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 22nd DAY OF JULY, 2005.

Notary Public

DAVIS ALEXANDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3-16-06

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 #
KAREN E. MIDDLETON **3001 Hamilton Church Road, # 525** **Antioch, Tennessee 37013**	New Owner	**P/O 163-388**

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 **KAREN E. MIDDLETON**

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 525, Hamilton Crossings Townhomes, as described in Instrument Number 20040212-0016945, as amended in Instrument Number 20050310-0026734, said Register's Office, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to R. J. York Homes, LLC, by deed from J. D. Eatherly of record in Instrument Number 20050817-0097858, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to J. D. Eatherly by deed from Harding University of record in Instrument Number 20030728-0105106, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **3001 Hamilton Church Road, #525, Antioch, Tennessee 37013**

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 22ND day of July, 2005.

R. J. YORK HOMES, LLC

By: _____
ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 22nd day of July, 2005, before me personally appeared ALAN D. MAZER, to me known to be the person who executed the foregoing instrument in behalf of ROBIN YORK, Chief Manager of R. J. YORK HOMES, LLC, the within named bargainor, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ROBIN YORK, Chief Manager of R. J. YORK HOMES, LLC, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

