Realty 488

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2005.

Notary Public
My commission expires: 7/26/2009

RONNI L. CROWNOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/23/05 12:24 2 pgs
Fees:13.00 Taxes:758.50
20050823-0100317

07-0508-82275

Address of New Owner:	Send Tax Bills to:	Tax Information
JT Holdings (SA) PTY, Ltd. 1003 Loxley Drive Nashville TN 37211	~~CASH~~ NEW OWNER	173-09-0-A-324 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Duane Enoch, Unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JT Holdings (SA) PTY, Ltd.**, hereinafter called the Grantees, their successors 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 Lot No. 243, on the Plan of Lenox Village, Phase 4, of record in Instrument No. 20040806-0094784, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lenox Village I, LLC, a Tennessee Limited Liability Company by deed from Louis J. Resha, Jr., etal, dated June 28, 2001, of record in Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by deed from Lenox Village I, LLC, a Tennessee Limited Liability Company, dated August 28, 2004, said Register's Office.

Further being the same property conveyed to Duane Enoch, an unmarried man by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated January 28, 2005, of record in Instrument No. 20050207-0013918, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1003 Loxley Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of August, 2005.

Duane Enoch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Duane Enoch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 19th day of August, 2005.

Ronni L. Crownover
State of Tennessee at Large

RONNI L. CROWNOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 7/26/2009