Davidson County DEEDWARR
Recvd: 09/01/05 11:05 2 pgs
Fees:13.00 Taxes:495.43
20050901-0104969

WARRANTY DEED

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

OWNER:
Name **Daron J. Bruce**
Address **415 Northcrest Drive #210**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **CTX Mortgage Company LLC**
Address **P.O. Box 650269**
City/State/Zip **Dallas, TX. 75265-0269**

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Saddlebrook Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Daron J. Bruce, An Unmarried Man, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County Tennessee being Unit No. 210 Northcrest Phase 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 Homeowner's Association, Inc. of record in Instrument No. 20040615-0070835, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Saddlebrook, Inc., a Tennessee Corporation, by Quit Claim Deed from B & J Enterprises, a Tennessee general partnership, of record in Instrument No. 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 Map 147 Group 12A Parcel 210

This is improved property known as: 415 Northcrest Drive #210, 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 **30th** day of **August, 2005.**

Saddlebrook Inc.

By: Michael P. Stanton, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, 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 **30th** day of **August, 2005.**

Commission expires _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

SMS Vision Form SDD01TN Rev. 07/08/96

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$133,900.00**

Affiant Dawn J. Bowe

Subscribed and sworn to before me, this the 30th day of August,2005

My commission expires:

C.M. Corriveau
Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009