Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 10/14/05 10:34 2 pgs
Fees:13.00 Taxes:342.25
20051014-0123986

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2005.

Notary Public
My commission expires: 9-22-07

15-0509-150475

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey D. Kent 105 Laurel Hill Drive Old Hickory TN 37138	American Home mtg. 520 Broadhollow Rd. Melville, NY 11747	64-13-0-B-O 044.00CO

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, **Carol A. Switzer, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jeffrey D. Kent,** , hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium unit in Davidson County, Tennessee, described as follows:
Unit No. 105, in a Horizontal Property Regime as shown on the condominium site Plan of Laurel Hill Courtyard Homes, of record in Book 6900, Page 573, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol A. Switzer by deed from Julia L. Anderson, dated June 7, 1990, of record in Book 8128, Page 411, Register's Office for Davidson County, Tennessee.

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 105 Laurel Hill Drive, Old Hickory, TN 37138

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, his 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 30 day of September, 2005.

Carol A. Switzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this 30 day of September, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

