LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is $146,895.00 Affiant Subscribed and sworn to before me, this 24th day of October, 2005. Notary Public My commission expires: 10·30·08

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/26/05 12:46 2 pgs
Fees:13.00 Taxes:543.51
20051026-0129311

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Debra R. Ford **Jbrahim Skulj**	American Mortgage Network Inc., A Delaware Corp.	**Map 87 Group 1-O-A Parcel 39-CO**
4345 Chesney Glen Drive	10421 Wateridge Cir.#250	
Hermitage, Tennessee 37076	San Diego, CA 92121	

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 ACKNOWLEDGE, WE,

Luther Joseph Young, unmarried

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

Debra R. Ford and Jbrahim Skulj, Joint Tenents with Rights of Survivorship

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 Lot No. 90 on the Plan of Section 1B, Chesney Glen, of record in Book 9700, Page 289, Register's Office for said county, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Luther Joseph Young by Warranty Deed from Risha Ann Rogers, dated January 7, 2005, of record in Instrument #20050111-0004188, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 289, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, and Book 10640, Page 944, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 11064, Page 911, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 10290, Page 256, Register's Office for DAVIDSON County, Tennessee.
Quitclaim of Common Area to Homeowners Association of record in Book 10420, Page 356, and Book 11577, Page 623, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 915, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 9700, Page 215, Register's Office for DAVIDSON County, Tennessee.
Subject to the rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 4345 Chesney Glen Drive, Hermitage, Tennessee 37076.

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 that we are lawfully seized and possessed of said land in fee simple, have

a good right to convey it and the same in 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 24th day of October, 2005.

Luther Joseph Young

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Luther Joseph Young, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2005.

RUSSELL JOHN McCANN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
July 18, 2009

File #: **05577-SH**
RECORD & RETURN TO:

_____

_____

_____