WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/05 09:15 2 pgs
Fees:13.00 Taxes:327.45

20051205-0145529

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $88,500.00

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 29 **DAY OF** November **2005**

NOTARY PUBLIC

MY COMMISION EXPIRES NOTARY PUBLIC AT LARGE
(AFFIX SEAL) DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY STATEWIDE TITLE AND ESCROW LLC **109 Cude Lane Madison TN 37115**

Address New Owner(s) As Follows:	**Send Tax Bills To:**	**Map and Parcel Number:**
Jeff Horvath	Novastar Mortgage	**Part Of 51/5/14**
5914 Colchester Drive	6200 OakTree Blvd	Group Brn Flour
Hermitage, TN 37076	Independence Ohio 44131	Parcel
(City) (State) (Zip)	**(City) (State) (Zip)**	

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, WE **Kristen C. Lake, Trustee of the Kristen C. Lake Trust under Trust Agreement dated 3/1/88** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY **Jeff Horvath** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee **Being** Town Home Unit I on the Plan of Royal Property Management LLC of record in Master Deed inst # 20050817-009684 Registers Office of **Davidson** County Tennessee.

This property known as 724 Due West Avenue Unit I, Madison, TN 37115.

Being the same property conveyed to **Kristen** C. Lake, Trustee of the Kristen C. Lake Trust under Trust Agreement by Warranty Deed from John B. Vilmerding, Trustee of the John C. Vilmerding Revocable Trust under Agreement Dated 11/20/91, dated 04/28/00 and filed for record 05/01/00 in Instrument No. 200005010043267, Register's Office for Davidson County, Tennessee..

Subject to all easements restrictive covenants and conditions, setback lines and other matters of record including all items set out on any applicable plat of record. Subject to Master Deed of record in Inst # 20050817-0097684

( )Unimproved
This is (X)Improved property known at **724 Due West Avenue Unit I Madison TN 37115**
(House No.) (Street) (P.O. Address) (City or Town) (State) (Zip)

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this 29 day of November, 2005

Kristen C. Lake
Kristen C. Lake

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before Kristen Lake, a Notary Public in and for said County and State, the within named Kristen C. Lake, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence to be person who executed the foregoing instrument and acknowledged that she executed the same as the free act and deed

Witness my hand and official seal at Statewide Title

This 29 day of Nov, 2005

Notary Public

My Commission Expires: 3/17/07

