WARRANTY DEED-

STATE OF TENNESSEE
COUNTY OF Davidson

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

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30 DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/07/05 11:52 2 pgs
Fees:13.00 Taxes:327.45
20051207-0147358

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:
Jeffrey Horvath	Fieldston Mtg **same**	
724 Due West Ave,		**51 / 5 / 14**
Townhome Unit D	11000 Broken Land Pkwy #600	
Madison, TN 37115	Columbia, MD 21044	

FOR AND IN CONSIDERATION OF THE SUM OF 88,500.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kristen C. Lake, Trustee of the Kristen C. Lake Trust under Trust Agreement dated 03/01/88

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

Jeffrey 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 D 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 D, 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.

Master Deed of record in Instrument No. 2050817-0097684, said Register's Office.

This ( )Unimproved

(X) Improved property is known as: **724 Due West Ave. N**
Townhome Unit D
Madison, TN 37115

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 unencumbered, 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 30 day of **September, 2005**

Kristen C. Lake **Kristen C. Lake, Trustee of the Kristen C. Lake Trust**

under Trust Agreement dated 03/01/88

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Kristen C. Lake, Trustee of the Kristen C. Lake Trust under Trust Agreement dated 03/01/88,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence and who acknowledged that **SHE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, **Tennessee.**

This_____ day of **September, 2005.**

_____
Notary Public

My Commission Expires: 3/17/07