FILE BOX "7"

Davidson County DEEDWARR
Recvd: 12/29/05 15:15 2 pgs
Fees:13.00 Taxes:463.15
20051229-0156373

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,175.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2005

Notary Public

MY COMMISSION EXPIRES: 4/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Channa Jones	CTX Mortgage Company, LLC	
3001 Hamilton Church Rd. #538	801 - 94th Avenue North	
Antioch, TN, 37013	St. Petersburg, FL 33702	

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, I/WE,

R. J. York Homes, LLC

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

Channa Jones, an unmarried woman

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 Unit 538, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No.: 20050310-0026734, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. J. York Homes, LLC by Quitclaim Deed from J. D. Eatherly of record in Instrument No.: 20051229-0156372 **, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved (X) property known as 3001 Hamilton Church Rd. #538, Antioch, TN 37013

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 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 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 28th day of December, 2005

R. J. York Homes, LLC

BY: Robin York by Alan L. Saturn as in fact

Robin York, Chief Manager by
Alan L. Saturn Attorney in Fact

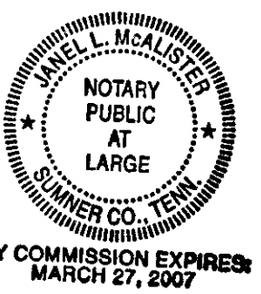
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument on behalf of Robin York, Chief Manager of the R. J. York Homes, LLC as Attorney in Fact, and acknowledged that Alan L. Saturn executed the same as the free act and deed of the said Robin York as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of December, 2005.

Janel L McAlister
Notary Public

My commission expires: 3-27-07



MY COMMISSION EXPIRES:
MARCH 27, 2007