20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/06 13:53 2 pgs
Fees:13.00 Taxes:501.35

20060221-0020157

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,500.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF February 2006

DANIEL MISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam L. Troxler (NAME)	American Home Mortgage Servicing (NAME)	MAP 072-08
2339 Fernwood Drive (ADDRESS)	538 Broadhollow Road (ADDRESS)	PARCEL 173.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Melville, NY 29501-0504 (CITY) (STATE) (ZIP)	

FOR AND 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, Juncture Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam L. Troxler and wife, Rebecca Troxler

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. 227 on the Map of Dalewood, Section III, as of record in Book 1835, Page 20, Register's Office for Davidson County, Tennessee.

SAID Lot No. 227 fronts 70 feet on the Easterly side of Fernwood Drive and runs back between lines 199.8 feet on the North line and 185.7 feet on the South line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Juncture Properties, LLC by Warranty Deed dated December 10, 2004, from Deborah L. Hinton, of record by Instrument No. 20041215-0149187 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2339 Fernwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 our hand S this 17th day of February, 2006

Juncture Properties, LLC
By:
Keith Crowe, Manager

Attest:
Craig W. Coffman, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Crowe and Craig W. Coffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that they are the Manager's of Juncture Properties, LLC, a Tennessee Limited Liability Company, and that Keith Crowe and Craig W. Coffman, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Juncture Properties, LLC by signing their name as such Manager.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of February, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON