WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/06 09:08 2 pgs
Fees:13.00 Taxes:333.00
20060712-0083556

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 90,000.00

Charles Lanier
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 29TH DAY OF JUNE, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 7/29/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows: Thomas Gange	Send Tax Bills To: The Lending Group, Inc.	Map and Parcel Number:
724 Due West Ave. Unit A	13901 Sutton Park Dr. South, Suite 150	~~061 05 0 014.00~~
Madison, TN 37115	Jacksonville, FL 32224	51-06-0-A Parcel 6
(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, **Jeff Horvath** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Thomas E. Gange** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN ~~Wilson~~ Davidson County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee Being Town home Unit A 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 A, 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.

Futher Being conveyed to Jeffrey Horvath by Warranty Deed from Kristen C. Lake, Trustee of the Kristen C. Lake Trust under Trust Agreement dated 03/01/88 dated 11/17/05 filed for record on 11/29/05 in Inst # 20051129-0143266, said Regsiters Office. Re-Recorded 12/19/05 in Insrument No. 20051219-0151514.

( )Unimproved
This is (X)Improved property known at: **724 Due West Ave. Unit A**
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 29th day of JUNE, 2006

Jeff Horvath

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of June, 2006, before me personally appeared Jeff Horvath, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, and who acknowledge that she executed the same as the free act and deed of _____.

Witness my hand and official seal at _____
This 29 day of June, 2006

Notary Public

My Commission Expires: 7/29/2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.