WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/06 12:12 2 pgs
Fees:13.00 Taxes:333.00
20060801-0093307

STATE OF TENNESSEE
COUNTY OF Davidson

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

Charles Affiant
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 1st DAY OF July, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 7/24/2006
(AFFIX SEAL)

MELISSA C. LONG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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:
Thomas E. Gange and Lillian Gange	New Owner	
724 Due West Ave. Unit D	PO Box 11052 Same	51-6-A-3
Madison, TN 37115	Orange CA 92856	
(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, **Jeffrey Horvath** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Thomas E. Gange and Lillian Gange** 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.

Further being the same property conveyed to Jeffery Horvath by Warranty Deed form Kristen C. Lake, Trustee of the Kristen C. Lake Trust dated 03/01/88, dated 09/30/05 and filed for record 12/07/05 in Instrument No. 20051207-0147358.

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

( )Unimproved
This is (X)Improved property known at: **724 Due West Ave. 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 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 1st day of July, 2006

Jeffrey Horvath

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6 day of July, 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 Davidson County
This 6 day of July, 2006

Notary Public

My Commission Expires: 7-29-06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006