WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/06 13:35 2 pgs
Fees:13.00 Taxes:333.00

20060809-0098071

STATE OF TENNESSEE
COUNTY OF Davidson

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

Charles James
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28 **DAY OF** July, 2006

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

MY COMMISION EXPIRES 2/24/2009
(AFFIX SEAL)

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	Fremont Investment	**051-05-0-014.00**
410 Oakdale Drive	5404 Cypress Center Drive Unit F	Group
Lebanon, TN 37087	Tampa FL 33609 #300	Parcel
(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 **Thomas E. Gange a married person joined by wife 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 F 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 F, Madison, TN 37115.

Being the same property conveyed to Jeffrey Horvath by Warranty Deed from Kristin C. Lake, Trustee of the Kristen C. Lake Trust dated 3/1/88 filed for record on 12/14/2005 in Inst # 20051214-0150187 said Registers Office..

Subject to all easements restrictive covenants and conditions, setback lines and other matters of record including all items set out on any applicable plat of record. Subject to Master Deed of record in Inst # 20050817-0097684

( )Unimproved
This is (X)Improved property known at **724 Due West Avenue Unit F Madison TN 37115**
(House No.) (Street) (P.O. Address) (City or Town) (State) (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 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 28 day of July, 2006

Jeff Horvath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before Melissa Jung, a Notary Public in and for said County and State, the within named Jeff Horvtahe, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence to be person who executed the foregoing instrument and acknowledged that she executed the same as the free act and deed

Witness my hand and official seal at _____

This 28 day of July, 2006.

Notary Public

My Commission Expires: 7/29/2009

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES JULY 29, 2006