WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/06 13:41 2 pgs
Fees:13.00 Taxes:333.00

20060809-0098074

STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 2 **DAY OF** August **, 2006**

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/07

(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	New Century Mortgage	**051-05-0-014.00 Unit J**
410 Oakdale Drive	Po Box 11052	Group
Lebanon, TN 37087	Orange CA 92856	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 J 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 J, 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 11/18/2005 in Inst # 20051118-0139498 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 J 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 2 day of August, 2006

Jeff Horvath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before Lisa Vaske , a Notary Public in and for said County and State, the within named Jeff Horvath , 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 Statewide Title

This 2 day of August , 2006

LISA M. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/07