WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/06 13:44 2 pgs
Fees:13.00 Taxes:333.00

20060809-0098076

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 2nd DAY OF AUGUST, **2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
THOMAS E. GANGE AND LILLIAN GANGE	**SAME**	**51-6-A-2**
410 OAKDALE DRIVE		
LEBANON, TN 37087		

FOR AND IN CONSIDERATION OF THE SUM OF **$90,000.00**, 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 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 E 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 E, 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 10/19/05 and filed for record 11/18/05 in Instrument No. 20051118-0139496.

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

This ( )Unimproved
(X) Improved property is known as: **724 DUE WEST AVE. UNIT E 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 2nd day of **AUGUST, 2006**

JEFFREY HORVATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **JEFFREY HORVATH,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **HE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, **Tennessee.**

This 2nd day of **AUGUST, 2006.**

Notary Public

My Commission Expires: 3/17/07