RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45184 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 03/14/07 15:44 2 pgs
Fees:13.00 Taxes:129.50
20070314-0031460

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Denton	SAME AS NEW OWNER	107-9-A-13
923 Fatherland Street		
Nashville, TN, 37206		

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, I/WE,

Futuristic Enterprises, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John D. Denton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 1040, Building A, in a Horizontal Property Regime, as shown on the Plan of Castlewood Condominium Apartments, as of record in Plat Book 4660, Page 62, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Futuristic Enterprises, LLC d/b/a Prestige Royal Estates, by deed from Douglas Sean Keasler and Andrea E. Anderson, both unmarried, of record in Instrument Number 20011003-0107258, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1040 Harold Drive, Nashville, TN 37217

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 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 forever 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/our hand(s) this 13th day of March, 2007

Futuristic Enterprises, LLC
BY: Faye R. Lyons Chief Manager
FAYE R. LYONS, CHIEF MANAGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally FAYE R. LYONS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of the FUTURISTIC ENTERPRISES, LLC, LLC, a limited liability company, and that she as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13 day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010