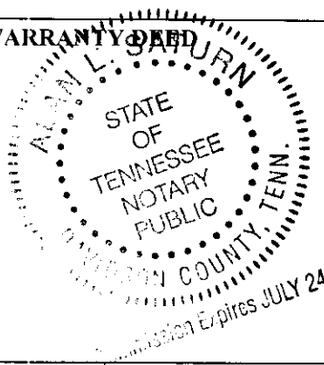
RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 45208

**WARRANTY DEED**




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 27th DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: _____

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

ADDRESS OF NEW OWNER AS FOLLOWS :
**SHONDRA DUNCAN**
**3001 Hamilton Church Road, #430**
**Antioch, Tennessee 37013**

SEND TAX BILLS TO:
Region Bank d/b/a Regions mtg. P/O 163-388
2050 Parkway Office Circle
Birmingham, AL 35244

MAP-PARCEL #

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 **R. J. YORK HOMES, LLC, a Limited Liability Company**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHONDRA DUNCAN**

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:

**Land in Davidson County, Tennessee, being Unit 430, Hamilton Crossings, a Planned Unit Development. as described in Instrument No. 20040212-0016945, amended in Instrument Number 20060206-0014793, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to R. J. York Homes, LLC, by Quitclaim Deed from J. D. Eatherly of record in Instrument Number 20070416-0045507, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to J. D. Eatherly by deed from Harding University of record in Instrument Number 20030728-0105106, Register's Office for Davidson County, Tennessee.**

**Unimproved ( )**
This is improved ( X ) property, known as **3001 Hamilton Church Road, #430, Antioch, Tennessee 37013**

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 its hand this 27th day of March, 2007.**

Davidson County DEEDWARR
Recvd: 04/16/07 15:40 2 pgs
Fees:13.00 Taxes:481.00



20070416-0045508

**R. J. YORK HOMES, LLC**

**By:** _____
**ROBIN YORK, CHIEF MANAGER**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally ROBIN YORK, 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 R. J. YORK HOMES, LLC, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010