Davidson County DEEDWARR
Recvd: 06/09/08 16:27 2 pgs
Fees:13.00 Taxes:521.70

20080609-0059420

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

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
MARY ANN BELL
757 Spence Enclave Lane
Nashville, Tennessee 37210

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP-PARCEL NO.
94-16E 80

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 Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **MARY ANN BELL**, Unmarried,

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 No. 80 on the Plan of Spence Enclave Townhomes, Phase 2, a Planned Unit Development, as shown as Exhibit "A" to the Third Amendment to the Declaration and Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record in Instrument 200611150141672, First Amendment in Instrument 200611170142842, Second Amendment in Instrument 200612130153595 and Third Amendment in Instrument 200802220017508, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to RJ York Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument Number 20080313-0025465, Register's Office for Davidson County, Tennessee, dated February 28, 2008.

This conveyance is subject to all restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable..

Unimproved ( )
This is improved (X) property known as **757 Spence Enclave Lane, Nashville, Tennessee 37210**

WITNESS its hand this 6th day of June, 2008.

R. J. YORK HOMES, LLC

By: _____
ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted and who upon oath(s) 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 being authorized so to do, executed the same the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ROBIN YORK, as such Chief Manager.

6TH WITNESS my hand and official seal at Nashville, Tennessee, this the 6 day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.