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Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2002.

Notary Public
My commission expires: 10/19/04

MARY JANE HARDIN NOTARY PUBLIC AT LARGE GILES COUNTY, TENN. My Commission Expires October 19, 2004

01-0208-24249

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Erdelyan P.O. Box 190 Old Hickory, TN 37138	New Owner	87-13-0 61.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tiffany P. DeMint, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Erdelyan and wife, Belinda Erdelyan, hereinafter called the Grantees, their successors 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 Lot No. 34 on the Plan of Section 3, Valley Grove, of record in Book 5800, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tiffany P. DeMint by deed from Nancy Rogers, unmarried, dated September 18, 1991, recorded in Book 8453, Page 379, Register's Office for said County.

Fredrick M. DeMint hereby joins in to convey any interest he may have in subject property, marital or otherwise. Subject property is not the usual residence of grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4601 – 4603 Forest Ridge Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of August, 2002.

Tiffany P. DeMint

Fredrick M. DeMint

Davidson County DEEDWARR
Recvd: 09/05/02 15:26 2pgs
Fees:13.00 Taxes:296.00

20020905-0107822

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tiffany P. DeMint and Fredrick M. DeMint, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of August, 2002.

Mary Jane Harden
State of Tennessee at Large

My Commission Expires 10/19/04

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
October 19, 2004