WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Freda R. Swafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/27/03 07:39 2pgs
Fees:13.00 Taxes:379.25
20030327-0040004

LAR

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freda R. Swafford (NAME)	Washington Mutual Bank, FA (NAME)	MAP 86, GROUP 11A
133 Hermitage Woods Drive (ADDRESS)	3883 Airway Drive (ADDRESS)	PARCEL 59.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (CITY) (STATE) (ZIP)	4D89014

FOR AND 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, WE, Kortney Wilson and husband, David Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freda R. Swafford and husband, Richard L. Swafford

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 4, Building No. 2, in a Horizontal Property Regime as shown on the condominium site plan of Revised Phase 2 & 2A, Hermitage Woods Condominium Apartments (Raintree Village), as of record in Book 4860, Pages 62-64, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made, Garage number 2-4-G is a limited common element for the exclusive use of the occupant of said unit.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Revised Phase 2 & 2A, Hermitage Woods Condominium Apartments (Raintree Village), as of record in Book 4860, Page s 62-64, and Master Deed of record in Book 4753, Page 140, amended in Book 4980, Page 378, Book 5165, Page 781, and Book 5172, Page 77; By-Laws of record in Book 4753, Page 153, revised in

CONTINUED

unimproved ( )
This is improved (X) property, known as 133 Hermitage Woods Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 21st day of March, 2003

Kortney Wilson

David Wilson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kortney Wilson and husband, David Wilson the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of March, 2003.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 11-26-2005

LEGAL DESCRIPTION CONTINUATION

Book 5122, Page 878, Book 6229, Page 970, and Book 10382, Page 596; Declaration of Covenants, Conditions, and Restrictions of record in Book 4743, Page 258, and Book 4753, Page 110; Rules & Regulations of record in Book 4753, Page 172; and Charter of record in Book 4753, Page 101, and Book 5088, Page 854, said Register's Office.

Being the same property conveyed to Kortney Marie Galerno, unmarried, by deed from Kevin Kilburn, unmarried, of record in Instr: #20010409-0034781, Register's Office, Davidson County, Tennessee. David Wilson herein joins to convey any and all rights and interest he may have; is any.

Kortney Marie Galerno and Kortney Wilson is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to Utility Easement of record in Book 5578, Page 752, said Register's Office.

This conveyance is subject to Easement Agreement for Sanitary Sewers of record in Book 9418, Page 950, said Register's Office.

This conveyance is subject to any and all easements, if any.