Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Edwin Daniel Yeomans
20430 Welborn Road
North Ft. Myers, FL 33917

Davidson County DEEDWARR
Recvd: 11/21/05 12:24 2 pgs
Fees:13.00 Taxes:336.70
20051121-0140259

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Homecomings Financial Network, Inc.
2101 Rexford, Suite 168W
Charlotte, NC 28211

MAP	**86-11**
GROUP	**B**
PARCEL	**27.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Todd Ivester,** hereinafter called the "GRANTOR", bargained and sold, and by these presents, hereby transfer and convey unto **Edwin Daniel Yeomans, married and Mark LePera, married**, 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. 4, Building No. 77 and Gargae Number 774G in Hermitage Woods Condominium Apartments, Phase 2 & 2A Revised (Raintree Village) a condominium, created under Chapter 27, Title 64, Tennessee Code Annotated, and is established by a Master Deed of record in Deed Book 4753, page 140, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Heritage Woods Condominium Apartments, Phase II and Phase II-A, of record in Book 4860, page 62-64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Todd Ivester by deed from Stephen Chaisson of record in Instrument #20051010-0122242, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **426 Raintree Place, Hermitage, Tennessee 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 and assigns , forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **16th** day of **November, 2005.**

Todd Ivester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Todd Ivester**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of November, 2005.

* and wife, Wendy Ivester

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $91,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day
of November, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009