Davidson County DEEDWARR
Recvd: 12/20/05 10:21 2 pgs
Fees:13.00 Taxes:358.90

20051220-0152402

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Affiant

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08

Subscribed and sworn to before me, this 15th day of December, 2005.

Notary Public
My commission expires: 08/16/08

04-0511-52410

Address of New Owner:	Send Tax Bills to:	Tax Information
Almise Derilus	ERA Mortgage	086-11-0-B
421 Raintree Place	3000 Leadenhall Road	015.00CO
Hermitage TN 37076	Mt Laurel, NJ 08054	

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, Stacia A. Hedrick, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Almise Derilus, 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 Building 8, Unit 3, together with garage designated as No. 8-3-G, on the Plan of Revised Phase 2 & 2A, Hermitage Woods Condominium Apartments, of record in Book 4860, pages 62-64, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Raintree Village, a horizontal property regime established by Master Deed of record in Book 4753, page 140 amended in Book 4980, Page 378; Book 5165, page 781; and Book 5172, page 77, said Register's Office.

Being the same property conveyed to Stacia A. Hedrick by deed from Gary S. Musick and wife, Ellen Massie Musick, dated June 13, 2003, of record in Instrument No. 20030619-0085175, Register's Office for Davidson County, Tennessee.

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 421 Raintree Place, 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.

FILE BOX 45

WITNESS my hand this 15th day of December, 2005.

Stacia A Hedrick

Stacia A. Hedrick

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stacia A. Hedrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of December, 2005.

Tonja Cox
State of Tennessee at Large

My Commission Expires 08/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08

FILE BOX 45