PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

MAXINE F. WEAVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$84,900.00 Elaine C. Williamson
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24th day of February, 2006. Maxine F. Weaver
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11/25/06
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Darryl K. Appleton<br>204 Cedarwood Lane<br>Madison, TN 37115 | **Realty Mortgage Corporation**<br>**7000 Executive Center Dr. #200**<br>**Brentwood, TN 37027** | Map 43-02, Group A<br>Parcel 204 |

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, we,

**Richard E. Winstead, Executor of the Estate of Maybelle M. Winstead, Deceased**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Darryl K. Appleton, 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. 204 ON THE PLAN OF THE RESUBDIVISION OF A PORTION OF CEDARWOOD COURTYARD HOMES, OF RECORD IN BOOK 5200, PAGE 590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAYBELLE M. WINSTEAD, AN UNMARRIED PERSON, BY DEED FROM CYNTHIA L. MORRIS, NOW MCMILLON, AND HUSBAND, JAMES T. MCMILLON DATED AUGUST 22, 1994, AND OF RECORD IN BOOK 9450, PAGE 339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MAYBELLE M. WINSTEAD DIED TESTATE JANUARY 31, 2006 HAVING CONTRACTED TO MAKE THIS CONVEYANCE. THIS DEED IS EXECUTED BY RICHARD E. WINSTEAD, AS EXECUTOR OF THE ESTATE OF MAYBELLE M. WINSTEAD, PROBATE NO. 06P-275, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee.
3) Property is subject to a Cedarwood Courtyard Homes, Condominiums, Charter of record in Book 5307, Page 226, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5370, Page 231, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 5495, Page 661, Supplement in Book 6216, Page 434, and amended in Book 6707, Page 216, said Register's Office.
4) Property is subject to easement for common areas to Cedarwood Courtyard HOA in Book 6216, Page 432, said Register's Office.
5) Property is subject to Restrictive Covenants contained in Book 5495, Page 661, Supplement in Book 6216, Page 434, and amended in Book 6707, Page 216, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 204 Cedarwood Lane, Madison, TN 37115
(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 my hand(s) this 24th day of February, 2006.

Richard E. Winstead, Executor
Richard E. Winstead, Executor

Davidson County DEEDWARR
Recvd: 03/02/06 13:34 2 pgs
Fees:13.00 Taxes:314.13
20060302-0024409

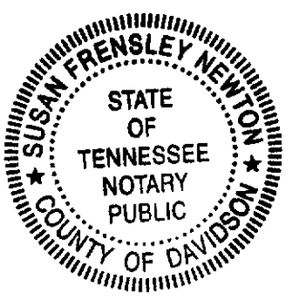
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Winstead, Executor for the Estate of Maybelle M. Winstead, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Executor of the Estate of Maybelle M. Winstead for the purposes therein contained.

WITNESS my hand and official seal this 24th day of February, 2006

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009




PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076