WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,400.00

X Colleen A. Costea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1/24/08
(AFFIX SEAL)

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/20/06 13:57 2 pgs
Fees:13.00 Taxes:948.68
20060320-0031772

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Colleen A. Costea	Real Living Mortgage, LLC	Map 097
5109 Bay Overlook Drive	28879 Chagrin Blvd.	Group 16-0-A
Hermitage, TN 37076	Woodmere, OH 44122	Parcel 108.00-CO

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

Lawrence A. Edwards and wife, Colleen Edwards

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Colleen A. Costea, 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:

BEING Lot No. 108, on the Plan of Phase Three, Section One of the Peninsula, a Planned Unit Development, of record in Book 9700, Page 724, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lawrence A. Edwards and Colleen Edwards, husband and wife by deed from Fox Ridge Homes, Inc., of record in Book 11455, Page 346, dated April 27, 1999, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9564, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; Book 10973, Page 39; Book 11181, Page 371; Instrument 200008220083193; and Instrument 20030313-0033780, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 9700, Page 724, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5109 Bay Overlook 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 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 hands this 16th day of March, 2006.

Lawrence A. Edwards

Colleen Edwards
Colleen Edwards

FILE BOX 45

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 Lawrence A. Edwards and Colleen Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2006.

My Commission Expires: 1-22-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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