Davidson County DEEDWARR
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Fees:18.00 Taxes:727.05

20060322-0032962

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
475310 004306
Natalie Powers

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel J. Delemos		19075.110A105.00CO
(NAME) 4244 Rachel Donelson Pass	(NAME) Same	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Mary Yin, an unmarried person have this day bargained and sold, and do hereby transfer and convey unto the said Samuel J. Delemos and wife, Mary E. Delemos
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TN
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 196,500.00

Affiant Mary L. Lovgast

Subscribed and sworn to before me this the 20th *day of* March 2006

Notary Public Robin Teasley

My commission expires: 11-27-2006
(Affix Seal)

ROBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

This is unimproved ( ), known as 4244 Rachel Donelson Pass, Hermitage, TN 37076
improved ( )

FILE BOX 45

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 24th *day of* February, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Yin

Mary Yin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverley J. Jennett, *a Notary Public in and for said County and State, Mary Yin, the within named bargainor* Single *(fill in marital status), 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, at office, this 24 *day of* February, 2006.

Beverley J. Jennett

Notary Public
My Commission Expires: 11-24-2007

(This area for official notarial seal)

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, , the within named bargainor* _____ *(fill in marital status), 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, at office, this _____ *day of* _____, _____.

_____

Notary Public
My Commission Expires:

(This area for official notarial seal)

BEVERLEY J. JENNETT
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN.

MY COMMISSION EXPIRES:
NOV. 24, 2007

FRS File No.: 475310 Customer File No.: 004306 Mary Yin

EXHIBIT A

Being Lot No. 131, on the Plan of First Revision, Phase Four – A, Heritage Meadows, as shown by plat of record in Instrument 20020123-0009310, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.