Prepared By and
RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/20/06 09:37 2 pgs
Fees:13.00 Taxes:447.70
20060420-0045207

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$121,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS March 27, 2006.

NOTARY PUBLIC

My commission expires:

MATTHEW L. SELLINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 14, 2009

MATTHEW L. SELLINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 14, 2009

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Delmas Janet Delmas 4805 Big Horn Drive Old Hickory, TN 37138	Fremont Investment & Loan 4343 Anchor Plaza Pkwy, Ste. 150 Tampa, FL 33634	06513003800

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty One Thousand Dollars and Zero Cents ($121,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Ray Elrod and wife, Marilyn Elrod,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Chad Delmas and Janet Delmas, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Lot 29, on the plan of Sherwood Forest, Section One, as shown on plat of record in Plat Book 4175, Page 153 in the Register's office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ray Elrod and wife, Marilyn Elrod, by Deed from MERS, Inc., dated 02/12/04, of record in Instrument # 20040225-0021346, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this March 27, 2006.

Ray Elrod

Ray Elrod

Marilyn Elrod

Marilyn Elrod

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Ray Elrod and wife, Marilyn Elrod**, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this March 27, 2006.

Libby L. Brager

Notary Public

My commission expires: 3-20-10

