THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25553-06-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $68,648.94. Affiant Subscribed and sworn to before me this 26th day of June, 2006 Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Emmit M. Key Jack J. Key 115 Hermitage Woods Hermitage, TN 37076	**Send Tax Bills To:** AmSouth Bank Attn: Loan Servicing P.O. Box 847 Birmingham, AL 35201	**Tax Information:** Map No.086.11-0A Parcel No. 066.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol L. Becker, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emmit M. Key, Unmarried and Jack J. Key, Married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Wayne Hackney, husband of Carol L. Becker, hereby joins in the execution of this Instrument to convey any and all marital interest he may have in the subject property.

This is improved property located at 115 Hermitage Woods, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2006.

Carol L. Becker

Wayne Hackney by Carol Becker as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carol L. Becker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2006.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Carol Becker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Wayne Hackney** as his Attorney-in-Fact, as the free act and deed of the within named **Wayne Hackney.**

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2006

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/30/06 12:23 2 pgs
Fees:13.00 Taxes:254.00

20060630-0078531

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1 Bldg. 1 together with Garage Designated 1-1-G on the Plan of Phase 2 and 2A Hermitage Woods Condominium Apartments (Revised) of record in Plat Book 4860, pages 62-64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hermitage Woods, Phase II (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, Book 5172, page 77 and Book 5546, page 493, said Register's Office.

Being the same property conveyed to Carol L. Becker, unmarried by deed dated 05/10/96 from Mike J. Thilmony, unmarried of record in Book 10048, page 943, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Hermitage Woods Community Services Association of record in Book 4743, page 258, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Hermitage Woods Phase II (Raintree Village), of record in Book 4753, page 153, amended in Book 5122, page 878, Book 6229, page 970, and Book 10382, page 596, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Incorporation of Raintree Village Homeowners Association, Inc. of record in Book 5088, page 854, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Hermitage Woods Community Services Association of record in Book 4753, page 101, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hermitage Woods, Phase II (Raintree Village), of record in Book 4753, page 140, amended in Book 4980, page 378, Book 5165, page 781, Book 5172, page 77, Book 5546, page 493, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. All matters appearing on the Plan of record as Book 4860, pages 62-64, Register's Office for Davidson County, Tennessee.
9. Easement for water & sewer line of record in Book 4771, page 596, Register's Office for Davidson County, Tennessee.
10. Easement agreement of record in Book 9418, page 950, Register's Office for Davidson County, Tennessee.
11. Instrument of termination recorded in Book 5091, page 39, Register's Office for Davidson County, Tennessee.