Davidson County DEEDWARR
Recvd: 07/03/06 10:38 2 pgs
Fees:13.00 Taxes:554.63

20060703-0079045

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 200
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

THERESA D. DARSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Subscribed and sworn to before me, this 28th day of June, 2006.

Notary Public
My commission expires: 09/21/09

13-0606-130151

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
April Hereford	Mortgage Lenders Network, USA,	150-01-0-099.00
2723 Mossdale Drive	3600 Mansell Road, Ste 425	
Nashville TN 37217	Alpharetta, GA 30022	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wendy Perrotte and husband, Shawn W. Perrotte, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to April Hereford and husband, Scott Hereford, hereinafter called the Grantees, their successors 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 Lot No. 265 on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adrienne Richardson by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated November 7, 2000, of record in Instrument No. 20001107-0110487, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Wendy Perrotte and husband, Shawn W. Perrotte by deed from Adrienne L. Lyons, dated August 17, 2004, of record in Instrument No. 20040820-0101183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2723 Mossdale Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 28th day of June, 2006.

Wendy Perrotte

Shawn W. Perrotte

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendy Perrotte and Shawn W. Perrotte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 28th day of June, 2006.

Theresa D. Dorsey
State of Tennessee at Large

My Commission expires 09/21/09

THERESA D. DORSEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE