First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N14678

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14768

Davidson County DEEDWARR
Recvd: 08/08/06 09:47 2 pgs
Fees:13.00 Taxes:473.60
20060808-0097101

Property Address:
611 Colony Trace Dr., Madison, TN 37115 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Raymond Scott Dewerff, Executor for the Estate of Mary Alice Dewerff, deceased**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Erica Rae Denton, unmarried and Vivian Denton, married** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Apartment Unit No. 611 of the Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a last will and testament from Mary Alice Dewerff, dated February 2, 2004, and recorded October 24, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 6056/2080666.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 4th day of August, 2006.

Raymond Scott Dewerff, EXECUTOR {Seal}
Raymond Scott Dewerff, Executor
For the Estate of Mary Alice Dewerff, deceased

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 Raymond Scott, Executor of the Estate of Mary Alice Dewerff, deceased, with whom I am personally acquainted (or satisfactorily proved) and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $128,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 4th of August, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
E. Rae Denton
611 Colony Trace Drive
Madison, TN 37115

Person Or Entity Responsible For Payment Of Taxes:
~~E. Rae Denton~~
AmSouth Bank
Loan Servicing/RCN 6th Floor
PO Box 847, Birmingham, AL 35201
Tax Parcel ID#: 042-11-0-B-057.00CO