Davidson County DEEDWARR
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Fees:13.00 Taxes:332.63

20060905-0109411

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$89,900.00
|X Ruth W. Moore
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2006.
|Donna C. Pionk NOTARY PUBLIC
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth W. Moore 127 Hermitage Woods Drive Hermitage, TN 37076	LSI Tax Service 3100 New York Dr. Ste 100 Pasadena, CA 37203-2610	Map 86-11, Group A Parcel 62

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Anita S. Melchior, unmarried, by and through Diane Mitchell Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ruth W. Moore, unmarried

Hereinafter called the grantees, their heirs 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 UNIT NO. 1, BUILDING NO. 2, OF HERMITAGE WOODS, PHASE II (RAINTREE VILLAGE), A CONDOMINIUM, CREATED UNDER CHAPTER 27, TITLE 64, OF THE TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 4753, PAGE 140, AND AS AMENDED IN BOOK 4980, PAGE 378, BOOK 5165, PAGE 761, AND IN BOOK 5172, PAGE 77, REGISTER 'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, REVISED, PHASE II AND II A, AS OF RECORD IN BOOK 4860, PAGES 62 THROUGH 64, INCLUSIVE, IN SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT. GARAGE NUMBER 2-1-G IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE OCCUPANT OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ANITA S. MELCHIOR, UNMARRIED, BY DEED FROM LISA H. THOMASON, AN UNMARRIED WOMAN, DATED SEPTEMBER 23, 1996, AND OF RECORD IN BOOK 10201, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4860, Pages 62-64, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Hermitage Woods Condominiums Apartments – Revised Phase II & II A, of record in Book 4753, Page 140, amended in Book 4980, Page 378, amended in Book 5165, Page 781, amended in Book 5172, Page 77, amended in Instrument Number 20040428-0047940, and Instrument Number 20040826-0103606, and Charter of record in Book 5088, Page 854, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5122, Page 878, amended in Book 6229, Page 970, and amended in Book 10382, Page 596, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Restrictive Covenants contained in Book 4753, Page 140, amended in Book 4980, Page 378, amended in Book 5165, Page 781, amended in Book 5172, Page 77, amended in Instrument Number 20040428-0047940, and Instrument Number 20040826-0103606, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 127 Hermitage Woods Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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(s) this 31st day of August, 2006.

Anita S. Melchior by Diane Mitchell atty in fact
Anita S. Melchior by Diane Mitchell Attorney-in-Fact

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 Diane Mitchell, Attorney-in-Fact for Anita S. Melchior, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Anita S. Melchior for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2006

Donna C. Pionk

NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076