Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September 2006.

Notary Public
My commission expires: 2-24-09

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
John Roiniotise 1497 Timber Ridge Circle Nashville, TN 37211	Countrywide Home Loans Inc 801 Crescent Ctr Dr S/O Franklin TN 37067	172-04-0-A113.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mathew G. Serotsky and wife Dorothy S. Serotsky**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Roiniotise and Galadriel A. Edwards**, both unmarried, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 41, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), as shown on plat of record in Instrument No. 20010920-0101749, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mathew G. Serotsky and wife, Dorothy S. Serotsky in Instrument 20040102-0000015 recorded 1/2/2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela M. Price in Instrument 20020617-0073169 recorded 6/17/2002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 172-04-0-A113.00 2) All matters shown on Plat recorded in Instrument No. 20010920-0101749. 3) Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 5236, page 828; Book 5287, page 991 and Book 5866, page 30. 4) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11356, page 815 as amended in Book 11629, page 906; Instrument Nos. 20020722-0087704 and 20021121-0144877, and in any allied instrument(s) referred to in said restrictions. By-Laws shown as Exhibit B in Book 11356, page 815. 5) Charter of Highlands of Brentwood Homeowner's Association of record in Book 11595, page 872, all of record in the Register's office of Davidson County, Tennessee.

This property is improved property known as 1497 Timber Ridge Circle, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/05/06 10:53 2 pgs
Fees:13.00 Taxes:851.00
20061005-0123788

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 29 day of September 2006.

Mathew G. Serotsky by Judy Mangrum, attorney in fact
Mathew G. Serotsky

Dorothy S. Serotsky by Judy Mangrum, attorney in fact
Dorothy S. Serotsky

Acknowledgment for Person Signing Under Power of Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On September 29, 2006, before me personally appeared, Judy Mangrum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mathew G. Serotsky and Dorothy S. Serotsky, husband and wife, and who acknowledged that he executed the same as the free act and deed of Mathew G. Serotsky and wife Dorothy S. Serotsky.

Witness my hand, at office, this 29th day of September, 2006.

Notary Public

My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006070220