This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM.PFT

Davidson County DEEDWARR
Recvd: 11/21/06 13:22 3 pgs
Fees:18.00 Taxes:472.68



20061121-0144595

Send Tax Bills To:
Right Mortgage Company
106-B West Hill Drive
Lebanon, TN 37087

New Owner is:
Leo J. DeRoller
621 Cedarmont Drive
Antioch, TN 37013

MAP: 173-01-0

PARCEL: 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Nikole R. Holzman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Leo J. DeRoller**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

*unmarried

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 22, on the plan of Monte Carlo, Section II B, as of record in Book 5050, Page 99, said Register's Office.

Said Lot fronts 80 feet on the westerly margin of Cedarmont Drive and runs back 128.05 feet on the southerly line and 128.05 feet on the northerly margin to a line in the rear, measuring 80 feet theron.

Being the same property conveyed to Nikole R. Holzman, unmarried by Deed from Roger N. Hutson and wife, Amy Wade Hutson dated 03/30/00, recorded 04/04/00, in Instrument Number 200004040033501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5196, page 649 and all matters as shown on Plat of record in Plat Book 5050, page 99 all in the Register' s Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of November 2006

GRANTOR:

Nikole R. Holz

Nikole R. Holzman

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

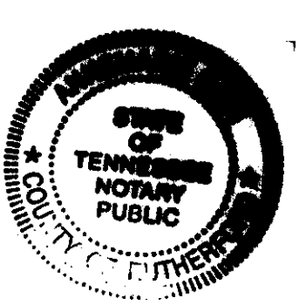
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Nikole R. Holzman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of November, 2006.

Annemarie Cali

Notary Public

My Commission Expires: 3-21-2010



STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $127,750.00.

Affiant

SWORN TO and subscribed
before me this 13th day of Nov., 2006

Chris G

NOTARY PUBLIC

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

My commission expires:

7/24/10