This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return to:
Williamson Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Stephanie Reece
609 Ward Circle
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 02/14/07 13:58 2 pg
Fees:13.00 Taxes:240.13
20070214-0018965

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth
104 Continental Place, Suite 120
Brentwood, TN 37027

MAP	**162-9**
GROUP	**C**
PARCEL	**535.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Almise Derilus,** unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephanie Reece**, hereinafter called the GRANTEE, her 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. A located on Lot No. 44 on the Plan of Cedarwood Condominiums, Revised No. 2, Lots 15 thru 44, Section Six Cedarwood Estates, as of record in Plat Book 5200, page 349, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Almise Derilus by deed from Arnetta M. Campbell of record in Book 10976, page 107, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **535 Cedar Drive, Nashville, Tennessee 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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **8th** day of **February, 2007.**

Almise Derilus

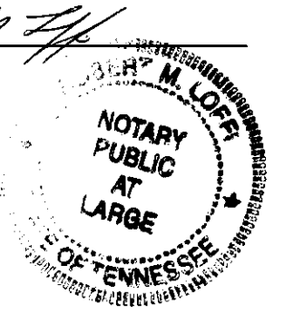
Almise Derilus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Almise Derilus**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of February, 2007.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $64,900.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of February, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

