Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $93,500.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2008.

JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My commission expires: 05/03/2010

06-0809-73217

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronnie Derrick 5170 Hickory Hollow Parkway, Unit 104 Antioch TN 37013	SunTrust Mortgage, Inc. 401 Commerce Street Nashville, TN 37204	163-05-0B-193.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Megan Embrey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronnie Derrick, hereinafter called the Grantees, their successors 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 all of Lot No. 201, on the Plan of Exhibit 'A' Master Deed Lot Layout (Private Element) Phase V, Mill Park (formally Hickory Hollow Town Homes), as shown by plat appearing of record in Instrument No. 20050131-0011265, Register's Office for said County, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Megan Embrey by deed from Greenvale Construction, LLC, dated June 29, 2006, recorded July 7, 2006, of record in Instrument No. 20060707-0082006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5170 Hickory Hollow Parkway, Unit 104, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/17/08 12:45 2 pgs
Fees:13.00 Taxes:345.95
20081117-0113202

WITNESS my hand this 27th day of October, 2008.

Megan Embrey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan Embrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 27th day of October, 2008.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission expires: 05/03/2010