THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08110799**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2008. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/09/08 15:00 2 pgs
Fees:13.00 Taxes:758.50

20081209-0118924

WARRANTY DEED

Address New Owner: Christian Hermo and Casilda Hermo 4505 Harding Pike Apt 22E Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116030A02900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Epstein, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian Hermo and wife, Casilda Hermo,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 22E OF ROYAL OAKS TOWER CONDOMINIUM APARTMENTS A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN TO THE MASTER DEED OF RECORD IN BOOK 4460, PAGE 189 AS CORRECTED BY SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN BOOK 4728, PAGE 756 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM. BEING THE SAME PROPERTY CONVEYED TO JAMES A. EPSTEIN, UNMARRIED, BY WARRANTY DEED FROM DAVID BRENT BARCUS AND WIFE, SUSAN S. BARCUS, RECORDED AUGUST 29, 2001 IN INSTRUMENT NO. 20010829-0093827, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 4505 Harding Pike Apt 22E Nashville TN 37205.

Sherry Baird joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2008.

James A. Epstein

Sherry Baird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

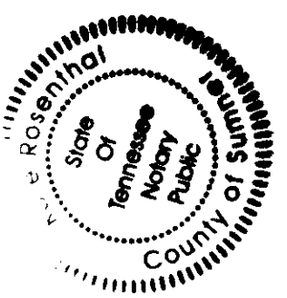
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Epstein and Sherry Baird, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2008.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212