Instr:200007050066531 Page: 1 OF 2
REC'D FOR REC 07/05/2000 12:17:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $259.00

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $70,000.00

Patricia Valentine
Affiant

Subscribed and sworn to before me, this 30th day of June, 2000.

Notary Public

My Commission Expires: 11/29/01

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
PATRICIA VALENTINE	NEW OWNER	97-8-A
198 Lake Chateau Drive		71.00 CO
Hermitage, Tennessee 37076		4D86790

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, BETTY JEAN STROMATT, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PATRICIA VALENTINE, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 198 Lake Chateau Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2000.

Betty Jean Stromatt
BETTY JEAN STROMATT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY JEAN STROMATT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of June, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEPT. 23, 2000

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit M-5 on the Plan of Lake Chateau of record in Plat Book 6250, pages 607 thru 610, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau, a horizontal property regime established by Master Deed and By-Laws of record in Book 6639, page 468, amended in Book 6691, pages 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, pages 271 and 275, Book 11012, page 495, said Register's Office.

Being the same property conveyed to Betty Jean Stromatt, unmarried by deed from Jeanne C. Gannaway, unmarried of record in Book 9971, page 605, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6639, page 468, amended in Book 6691, pages 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, pages 271 and 275, and in Book 11012, page 495; (3) Easements of record in Book 2198, page 133, Book 1224, page 253, Book 1237, page 944, Book 1303, page 25, Book 4077, page 604, and Book 5071, page 277, and Book 6651, page 23; (4) Charter of record in Book 6870, page 491; (5) Agreement of record in Book 6551, page 765; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 607 thru 610, said Register's Office.