WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

R. Wisnieuski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tameka L. Simpson	SAME	Map 86
522 Chandler Place		Group 6-0-A
Hermitage, TN 37076		Parcel 522-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Chet Partnership hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Tameka L. Simpson, unmarried hereinafter called the GRANTEES, their 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. 522 on the Plan of Steeplechase Condominiums, according to the Master Deed of record in Book 6816, Page 483, as amended by Book 7390, Page 1, in the Register's Office of Davidson County, Tennessee, and Plan in Book 6200, Page 454, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Chet Partnership, by deed from Thomas K. Jones, Jr. of record in Book 11303, Page 170, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6816, Page 483; Book 7390, Page 1; Book 6816, Page 519, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 6200, Page 454, said Register's Office; and (3) Storm Water Detention Agreement of record in Book 6807, Page 760, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 522 Chandler Place, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 12th day of April, 2004.

Chet Partnership

BY R. Wisnieuski
Robert Wisnieski, Managing Partner

Davidson County DEEDWARR
Recvd: 04/27/04 16:14 2pgs
Fees:13.00 Taxes:340.40

20040427-0047811

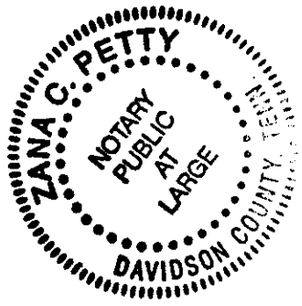
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Wisnieski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his oath acknowledged himself to be the Managing Partner of Chet Partnership, the within named bargainor, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Chet Partnership, by the said Robert Wisnieski, as such Managing Partner.

Witness my hand and official seal at Nasvhille, Tennessee this 12th day of April, 2004.

My Commission Expires: January 27, 2007

NOTARY PUBLIC



RETURN TO: 1588
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214