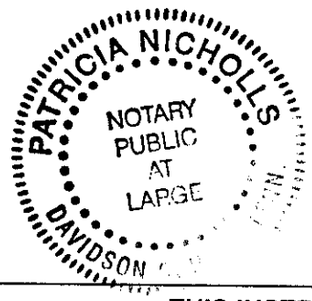
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(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:
Steven Michael Grubbs	New Owner	Map 097
123 Lake Chateau Dr.		Group 08-0A
Hemitage, TN 37076		Parcel 024.00-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

John T. Crambes and wife, Deborah A. Crambes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Steven Michael Grubbs and wife, Julie O. Grubbs

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. D-6 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, Page 607-610, Register's Office for said County.

BEING the same property conveyed to John T. Crambes and wife, Deborah A. Crambes by Quitclaim Deed from John T. Crambes and Deborah B. Crambes, of record in Instrument 20010823-0091197, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 10753, Page 275; Book 6639, Page 468; Book 4256, Page 743; Book 6639, Page 548; Book 10322, Page 682; Book 5819, Page 432; Book 5708, Page 781; Book 10753, Page 271; Book 10753, Page 275; Book 6691, Page 308; Book 5718, Page 988; Book 7025, Page 380; Book 7367, Page 272; and Book 4756, Page 761, said Register's Office.

This conveyance is made 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 6250, Page 607-610; and (3) Storm Water Easement of record in Book 6554, Page 765; Ingress/Egress Easement of record in Book 5071, Page 277; and Utility Easements of record in Book 4077, Page 604; Book 1298, Page 133; Book 1224, Page 253; Book 1303, Page 25; and Book 1237, Page 944, 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 123 Lake Chateau Dr., Hemitage, 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 our hands this 31st day of August, 2004.

John T. Crambes

Deborah A. Crambes

Davidson County DEEDWARR
Recvd: 09/03/04 11:19 2pgs
Fees:13.00 Taxes:499.50

20040903-0106971

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 John T. Crambes and wife, Deborah A. Crambes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the
purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2004.

My Commission Expires: 7-19-08

Notary Public

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN