WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Melba Rountree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2005

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 04/25/05 10:37 2 pgs
Fees:13.00 Taxes:432.90
20050425-0045533

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:
Maury Rountree	New Owner	Map 097
308 Lake Chateau Dr.; Unit W-4		Group 08-0-A
Hermitage, TN 37076		Parcel 124.00-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

Jane Fetherling, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Maury Rountree and wife, Melba Rountree
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 tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit W-4 in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase VI, (erroneously shown as Section One on prior deed) Lake Chateau Condominium Apartments, as of record in Plat Book 6250, Pages 607-610, (erroneously shown as Book 4675, Page 43, on prior deed) said Register's Office.

Being the same property conveyed to Jane Fetherling by deed from Wendy Duncan, of record in Instr. 20040316-0029871, said Register's Office

This conveyance is subject to (1) all matters appearing on the plan of record in Plat Book 6250, page 607-610 and (2) 2004 County Taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6639, page 468, Book 6691, page 308, Book 6691, page 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271, Book 10753, page 275 and Book 11012, page 495, 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 308 Lake Chateau Dr.; Unit W-4, 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 21st day of April, 2005.

Jane Fetherling
Jane Fetherling

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 Jane Fetherling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

