Davidson County DEEDWARR
Recvd: 08/03/05 09:04 2 pgs
Fees:13.00 Taxes:378.88

20050803-0090721

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $102,400.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires: 4/9/07

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

05-0507-62328

Address of New Owner:	Send Tax Bills to:	Tax Information
Nita B. Davis	Pinnacle National Bank	97-8-A-14
120 Lake Chateau Dr., Unit No. C-2	211 Commerce Str. Ste 300	
Hermitage TN 37076	Nashville TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marissa D. Sabud now Gregorio, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nita Browning Davis, a single woman and Tanya A. Davis-Balar, a single woman, *hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *and Jerry D. Barlar, Husband and Wife

Land in Davidson County, Tennessee, being Unit No. C-2 together with carport designated as No. 14 on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607- 710 (erroneously referred to as 610 in prior deed of record) together with the Master Deed of record in Book 6639, Page 468; amended in Book 7367, Page 272; Book 10322, Page 682; Book 10753, Pages 271 and 275; Book 11012, Page 495; Book 6691, Pages 308 and 314; and Book 7025, Page 380, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marissa D. Sabud, unmarried by Warranty Deed from Rick A. Beattie and wife, Rose Beattie, dated June 30, 2000, of record in Instrument Number 20000706-0066768, Register's Office for Davidson County, Tennessee.

Robert A. Gregorio joins in the execution of this instrument to convey his maritial interest , if any in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 120 Lake Chateau Dr. Unit No. C-2, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2005.

Marissa D. Gregorio

Robert A. Gregorio

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marissa D. Gregorio and Robert A. Gregorio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of July, 2005.

State of Tennessee at Large

My Commission expires 2-1-09

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY