RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44240

Davidson County DEEDWARR
Recvd: 11/02/05 15:50 2 pgs
Fees:13.00 Taxes:332.63
20051102-0132834

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$89,900.00.

Tina Brown
Affiant

SUBSCRIBED AND ~~SWORN TO~~ BEFORE ME THIS THE
THIS ~~26th DAY~~ OF OCTOBER, 2005.

Dena
Notary Public

MY COMMISSION EXPIRES: 7-14-07

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :
DENA D. GROVE
176 Lake Chateau
Hermitage, TN 37076

D.G.

SEND TAX BILLS TO:
Same as new owner

MAP-PARCEL
97-8-A-58
4D 86764

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, **I, SHIRLEY ANN WALKER, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENA D. GROVE, Unmarried**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, TN, BEING Unit No. K-4 on the Plan of Lake Chateau, of record in Plat Book 5050, pages 2, 3 & 4, and amended in Plat Book 6250, page 608, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Shirley Walker by Quitclaim Deed from C. Stan Walker, married, of record in Instrument Number 200002230017808, Register's Office for Davidson County, Tennessee and being the same property conveyed to Stan Walker by Quitclaim Deed from Shirley Ann Walker of record in Book 11618, page 758, Register's Office for Davidson County, Tennessee and being the same property conveyed to Shirley Ann Walker by deed from John Hearbauer, unmarried, of record in Book 11167, page 675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 5050, pages 2, 3 & 4, amended in Book 6250, page 608; Master Deed amended and restated in Book 6639, page 468 and Book 10322, page 682; Easements in Book 6651, page 23, Book 1298, page 133, Book 4077, page 604, Book 1224, page 253, Book 1303, page 25 and Book 1237, page 94; Joinder agreement to amended & restated Master Deed in Book 6691, page 308; Storm Water Detention Agreement in book 6551, page 765; Assignment of Development Rights in Book 10836, page 280; all of record in the Register's Office for Davidson County, Tennessee.

This property is improved (X) known as 176 Lake Chateau Drive, Hermitage, Tennessee 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 26th day of October, 2005.

Shirley Ann Walker

SHIRLEY ANN WALKER

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 SHIRLEY ANN WALKER, the bargainor, 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 the 26th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.