THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Bank of America, N.A.
9000 Southside Boulevard
Jacksonville, FL 32256

MAP PARCEL NUMBERS
Map & Parcel No.-97.08-A-136co

Davidson County DEEDWARR
Recvd: 03/15/06 12:27 2 pgs
Fees:13.00 Taxes:455.10

20060315-0029847

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of March, **2006**, by and between **Georgieann Wall**, unmarried, party of the first part, and **Terry L. Parmenter**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$123,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Property in Davidson County, Tennessee, being Unit Number Y-4 on the Plan of Lake Chateau Condominiums, which plan is of record in Book 6250, Pages 607-610, corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee which plan references are hereby made for a complete description thereof.

BEING the same property conveyed to Georgieann Wall, unmarried, by deed from NP Builders, of record in Book/Instrument No. 11692, page 596 Register's Office, Davidson County, Tennessee, dated 9/30/99 and recorded 10/6/99.

The above referenced property is also known as 332 Chateau Road, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 6250, Pages 607-610, corrected and amended in Book 7025, Page 380 and Book 7367, Page 272; any and all matters appearing in the Master Deed establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, page 548, and Joinder Agreements of record in Book 6691, page 308 and Book 6691, page 314, as corrected and amended in Book 7025, page 380, Book 7367, page 272 and Book 10322, page 682 and as stated in Tennessee Code Annotated; Charter of Lake Chateau Homeowner's Association of record in Book 6870, page 491; Restrictive Covenants of record in Book 6639, page 468 and Book 6639, page 548; Easement Agreement of record in Book 5071, page 277; Storm Water Detention Agreement of record in Book 6551, page 765; Option for ROW of record in Book 6599, page 291 and ROW Easement of record in Book 6651, page 23; zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Georgieann Wall
Georgieann Wall

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgieann Wall,** unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13th day of March, **2006.**

My commission expires 1-27-07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE TISHA C. BALDWIN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$123,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward B Bell AA
Affiant

Subscribed and sworn to before me this 13th day of March, **2006**.

NOTARY PUBLIC

My commission expires: 1-27-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE TISHA C. BALDWIN

PROPERTY ADDRESS:
332 Lake Chateau Drive
Hermitage, TN 37076

Name and address of new owner:
Terry L. Parmenter
332 Lake Chateau Drive
Hermitage, TN 37076