Davidson County DEEDWARR
Recvd: 03/21/06 09:09 2 pgs
Fees:13.00 Taxes:312.65

20060321-0032103

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $84,500.00

Daphne C Rooker
Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

MARK COURTNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 9/8/09

02-0602-44551

Address of New Owner:	Send Tax Bills to:	Tax Information
Daphne C. Rooker 508 Chandler Place Hermitage TN 37076	NEW OWNER	086-06-0-A-508.00CO

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, Allison A. Hines, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daphne C. Rooker, Unmarried, 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:

Land in Davidson County, Tennessee, being Unit 508, together with the appurtenant interest in the common elements of Steeplechase Condominium, horizontal property regime established by Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1 and Instrument No. 20051216-0151253, in the Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Nancy Gossett Morrow by deed from Dr. David G. Lee, dated 8-31-95, of record in Book 9786, Page 728, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Allison A. Hines by deed from Nancy Gossett Morrow, dated 9-14-05, of record in Instrument No. 20050920-0113236, Register's Office for Davidson County, Tennessee.

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 508 Chandler Place, 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 28th day of February, 2006.

Allison A. Hines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 28th day of February, 2006.

State of Tennessee at Large

My Commission expires 9/8/09

MARK D. [illegible] LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.