WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 2006

Notary Public

MY COMMISSION EXPIRES: 11-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki Goodman (NAME)	SunTrust (NAME)	MAP 097-08-0-A
342 Lake Chateau Drive (ADDRESS)	1001 Semmes Ave (ADDRESS)	PARCEL 143.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Wendell Ray Phipps, Deceased; Joseph Franklin Sweeten, Executor Beverly Foster Sweeten, Connie Foster Skipworth, Maxine Foster Weaver, & Charles E. Foster HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki Goodman

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:

LAND in Davidson County, Tennessee, BEING Unit Number Z-5 on the Plan of Lake Chateau Condominiums, of record in Book 6250, pages 607-610, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wendell Ray Phipps by Warranty Deed dated May 26, 1999, from N.P. Builders, of record in Book 11505, page 74, Register's Office for Davidson County, Tennessee. (Wendell Ray Phipps having since died testate, August 15, 2005, a resident of Davidson County, Tennessee. By Last Will and Testament of Wendell Ray Phipps, Docket No. 05P-1431, Volume No. 5989/20047325, Probated Court, Davidson County, Tennessee, the herein described real property was devised to Beverly Foster Sweeten, Connie Foster Kent, n/k/a Connie Foster Skipworth, Maxine Foster Weaver, and Charles E. Foster.)

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 04/27/06 12:05 2 pgs
Fees:13.00 Taxes:466.20

20060427-0048299

unimproved ( )
This is improved (X) property, known as 342 Lake Chateau Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 18th day of April, 2006

Estate of Wendell Ray Phipps, Deceased

Joseph Franklin Sweeten, Executor

Connie Foster Skipworth

Beverly Foster Sweeten

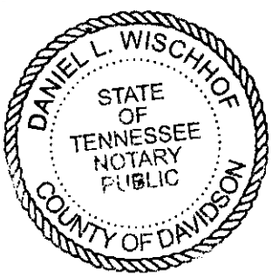
Maxine Foster Weaver

Charles E. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Joseph Franklin Sweeten, Executor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Executor, for the Estate of Wendell Ray Phipps, the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as Executor, for the said Estate of Wendell Ray Phipps.

Witness my hand and official seal at Goodlettsville, Tennessee, this 18th day of April, 2006.



Notary Public

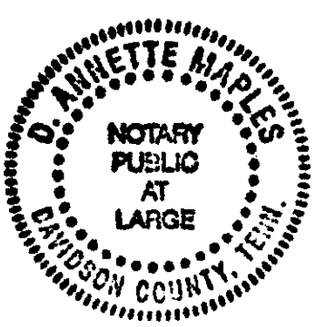
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Connie Foster Skipworth, Beverly Foster Sweeten, Maxine Foster Weaver, and Charles E. Foster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April 2006.

D. Annette Maples

NOTARY PUBLIC



My Commission Expires NOV. 25, 2006