THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14653

Davidson County DEEDWARR
Recvd: 05/22/06 13:57 2 pgs
Fees:13.00 Taxes:495.80
20060522-0059939

Property Address:
278 Lake Chateau Drive, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dale E. Davis, and wife, Barbara H. Davis**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Joseph W. Davis, Jr., and wife, Patricia H. Davis**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit Number T-6 on the Plan of Lake Chateau Condominiums, Section I, as shown by plat of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from NP Builders, dated December 7, 1998, and recorded December 9, 1998, in the Register's Office for Davidson County, Tennessee, in Book 11245, at Page 520.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 12 day of May, 2006.

Dale E. Davis {Seal}

Barbara H. Davis {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 12 day of May, 2006, before me, the undersigned officer, personally appeared Dale E. Davis and Barbara H. Davis, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $134,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 12th of May, 2006.

Notary Public

My Commission expires:

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

Name of Owner and Property Address:
Joseph W. Davis, Jr. and Patricia H. Davis
278 Lake Chateau Drive
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Joseph W. Davis, Jr. and Patricia H. Davis
278 Lake Chateau Drive
Hermitage, TN 37076

Tax Parcel ID#: 097-08-0-A-108.00-CO