WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires SEPT. 30, 2006

MY COMMISSION EXPIRES: 9/30/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott Stepp, Jr.	NEW OWNER	Map 097
202 Lake Chateau Drive		Group 8-0-A
Hermitage, TN 37076		Parcel 069 CO

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, we

John D. Rampino and wife, Georgette Rampino

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Scott Stepp, Jr.

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 No. M-3, on the Plan of Lake Chateau Condominium Apartments, of record in Book 4675, Pages 41, 42, 43, and 44, and amended in Book 5050, Pages 2, 3, and 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John D. Rampino and Georgette Rampino, husband and wife by deed from Household Finance Services, of record in Instrument 20010801-0081445, dated July 27, 2001, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 756, Page 743; Book 5708, Page 781; Book 5718, Page 928; Book 5819, Page 432; Book 6639, Page 468; Book 6691, Page 308; Book 6691, Page 314; and Book 7025, Page 380, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4675, Pages 41, 42, 43, and 44, amended in Book 5050, Pages 2, 3, and 4, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 202 Lake Chateau Drive, 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 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 our hands this 21st day of July, 2006.

John D. Rampino

Georgette Rampino

Davidson County DEEDWARR
Recvd: 07/31/06 13:53 2 pgs
Fees:13.00 Taxes:424.02

20060731-0092533

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 John D. Rampino and wife, Georgette Rampino, 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 at Nashville, Tennessee, this 21st day of July, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027