Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,900.00

Debbie Hutsell
Affiant

Subscribed and sworn to before me, this 26th day of September, 2006.

Amy Crowe
Notary Public
My commission expires: 7-21-10

Amy Crowe
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 09/27/06 11:03 2 pg
Fees:13.00 Taxes:521.33
20060927-0119466

Address of New Owner:	Send Tax Bills to:	Tax Information
Janice M. Gray	SunTrust Mortgage, Inc.	097-080-A/103.00 CO
268 Lake Chateau Dr.	201 Fourth Ave. N/7th Floor	
Hermitage TN 37076-0000	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Theodore W. Hacker, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Janice M. Gray, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. T-1, in Lake Chateau Condominiums a Horizontal Property Regime, located in Davidson County, Tennessee, and described in Plat Book 6250 Page 607 and a Master Deed recorded in Book 6250 Page 607 and amended in Book 7025 page 380; Book 7367 Page 272; Book 11012 page 495; Book 6639 Page 468; Book 6691 Page 308; Book 7025 Page 380; Book 7367 Page 272; Book 10322 page 682 and Book 11012 Page 495 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat attached to Master Deed. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6250 Page 607 and amended in Book 7025 page 380; Book 7367 Page 272; Book 11012 page 495; Book 6639 Page 468; Book 6691 Page 308; Book 7025 Page 380; Book 7367 Page 272; Book 10322 page 682 and Book 11012 Page 495 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Theodore W. Hacker by deed from William L. Berkley and Cynthia Berkley of record in Instrument No. 20040413-0041579 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. T-1, in Lake Chateau Condominiums a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6250 Page 607 and amended in Book 7025 page 380; Book 7367 Page 272; Book 11012 page

495; Book 6639 Page 468; Book 6691 Page 308; Book 7025 Page 380; Book 7367 Page 272; Book 10322 page 682 and Book 11012 Page 495 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat attached to Master Deed. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6250 Page 607 and amended in Book 7025 page 380; Book 7367 Page 272; Book 11012 page 495; Book 6639 Page 468; Book 6691 Page 308; Book 7025 Page 380; Book 7367 Page 272; Book 10322 page 682 and Book 11012 Page 495 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Lake Chateau Condominiums 3) Easement of record in Book 5071 page 277 4) Storm Water Detention Agreement of record in Book 6551 page 765 5) Option and Right of Way Agreement of record in Book 6599 page 291 and Book 6551 page 765 6) Assignment of Development Rights of record in Book 10836 page 280

This property is improved property known as 268 Lake Chateau Dr., Hermitage, Tennessee 37076-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27 day of September, 2006.

Theodore W. Hacker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore W. Hacker, the bargainor(s), 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 Brentwood, Tennessee, this 28 day of September, 2006.

Notary Public

My Commission expires: 4/2/10
FILE NO: WG1504

Amy Cross Nance
State of Tennessee Notary Public
Williamson County