WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Teresa C. Abriola
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11.22.10
(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:
Pamela L. Smith	Countrywide Home Loans, Inc.	Map 097
336 Lake Chateau Drive	3011 Armory Dr., Ste. 120	Group 8-0-A
Hermitage, TN 37076	Nashville, TN 37204	Parcel 134 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

Alfred R. Abriola and wife, Teresa C. Abriola

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

Pamela L. Smith

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Being Unit No. Y-2, in a Horizontal Property Regime, as shown on the condominium site plan of Lake Chateau Condominiums, Phase III, Section II, as of record in Book 6250, Pages 607 through 610, as amended and corrected in Book 7025, Page 380; Book 10753, Page 271; Book 10753, Page 275; and Book 11012, Page 495, said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alfred R. Abriola and Teresa C. Abriola, husband and wife, by deed from Judith B. Cummings, a single person, of record in Instrument 20040331-0036205, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6639, Page 468; Book 7367, Page 272; Book 10322, Page 682; and Book 6639, Page 548, and Joinder Agreements of record in Book 6691, Page 308, and Book 6691, Page 314, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 607 through 610, as amended and corrected in Book 7025, Page 380; Book 10753, Page 271; Book 10753, Page 275; and Book 11012, Page 495, said Register's Office; (3) Easement to Southern Bell of record in Book 4077, Page 604, said Register's Office; (4) Easement to First Suburban Utility District of record in Book 4914, Page 466, said Register's Office; (5) TVA Line Easements of record in Book 1298, Page 133; Book 1224, Page 253; Book 1237, Page 944, said Register's Office; (6) Ingress and Egress Easement of record in Book 5071, Page 277, said Register's Office; (7) Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23, said Register's Office; (8) Storm Water Detention Agreement of record in Book 6551, Page 765, said Register's Office; (9) Assignment of Development Rights of record in Book 10836, Page 280, 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 336 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.

Davidson County DEEDWARR
Recvd: 07/25/07 11:07 2 pgs
Fees:13.00 Taxes:492.10
20070725-0088164

Witness our hands this 24th day of July, 2007.

Alfred R. Abriola

Teresa C. Abriola

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 Alfred R. Abriola and Teresa C. Abriola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2007.

My Commission Expires: 11-22-10

Notary Public

