Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this 15 day of October 2007.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/16/07 10:00 2 pgs
Fees:13.00 Taxes:495.80
20071016-0122475

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cynthia S. Berkley	Same	097-08-0A-007.00
101 Lake Chateau Dr.		
Hermitage TN 37076		

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 Stephen E. Hoker Jr. , an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Cynthia S. Berkley 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 unit in Lake Chateau Condominiums described as follows: Unit No. B-1 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, Page 607 thru 610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen E. Hoker, Jr., by deed dated 01/27/1998, from NPH Builders, of record in Book 10780, page 754, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on Plan of record in Book 6250, page 607 through 610. 3) The provisions of a Master Deed Establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, page 468, and By-Laws appended thereto of record in Book 6639, page 548, and Joinder Agreements of record in Book 6691, page 308 and Book 6691, page 314, amended and restated in Book 7367, page 272,in Book 10753, page 275, and in Book 10322, page 682, all of the Register's Office for Davidson County, Tennessee. 4) Charter of Lake Chateau Homeowners Association, of record in Book 6870, page 491. 5) Storm Water Detention Agreement of record in Book 6551, page 765. 6) Option for right-of-way easement of record in Book 6599, page 291, and right-of-way easement of record in Book 6651, page 23 granted to South Central Bell Telephone Company. 7) Ingress and egress easement granted to Tom Talley et al of record in Book 5071, page 277 and shown on the Plat of record in Book 5050, page 3. 8) Any and all easements and restrictions showing and not showing of record.

This property is improved property known as 101 Lake Chateau Dr., Hermitage, Tennessee 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 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 15 day of October, 2007.

Stephen E. Hoker Jr.

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 Stephen E. Hoker Jr. and , 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 15th day of October, 2007.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: WG1746

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY