THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/26/08 09:22 3 pgs
Fees:18.00 Taxes:444.00
20080626-0065715

ADDRESS NEW OWNER
Marcia Collins
176 Lake Chateau Dr.
Hermitage, TN 37076

MORTGAGEE
Regions Bank d/b/a
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
097-08-0-A-058.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dena D. Grove, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marcia Collins, unmarried** 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: Unit No. K-4 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau as of record in Plat Book 5050, Page 2, 3 and 4 and amended in Plat Book 6250, Page 608, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dena D. Grove by Quitclaim Deed of record from Merrill K. Davis and wife, Kay C. Davis, dated February 28, 2007 of record in Book 20070309-0029619, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a Charter for HOA in Book 6870, page 491; By-Laws of record in Book 6639, page 548; Master Deed of record in Book 6639, page 468; Book 10322, page 682; Book 6691, page 308; Book 11012, page 495; Book 10753, page 275; Book 10753, page 271; Book 7367, page 272; Easements of record in Book 6651, page 23; Book 1298, page 133; Book 4077, page 604; Book 1224, page 253; Book 1303, page 25; Book 1237, page 94; Book 6551, page 765; Book 5071, Page 277 and Book 6599, Page 291; Assignment of Developmental Rights of record in Book 10836, Page 280, all of record in the Register's Office for Davidson County, Tennessee.; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5050, Pages 2,3 and 4 and amended in Plat Book 6250, Page 608, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **176 Lake Chateau Dr. 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 25th day of June, 2008.

Dena D. Grove

Dena D. Grove

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dena D. Grove, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of June, 2008.

Elizabeth Maison

NOTARY PUBLIC

My Commission Expires: 4.15.12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

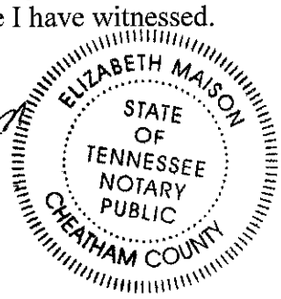
I, Daphne M. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Daphne M. Davis
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Daphne M. Davis, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature



My commission expires: 4-15-2012

(Seal)