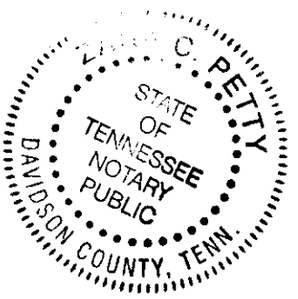
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2009

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:
Timothy W. Luppe	NEW OWNER	Parcel ID:
228 Lake Chateau Drive		097080A06500CO
Hermitage, TN 37076		

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

Larry O. Hall and wife, Melba L. Hall

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

Timothy W. Luppe and wife, Maureen Luppe

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:

BEING Unit No. L-5, on the Plan of Lake Chateau Condominium, Section 1, of record in Plat Book 4675, Pages 41 thru 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Larry O. Hall and wife, Melba L. Hall by deed from Michael W. Marco of record in Instrument 20020626-0077006, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 4756, Page 743; Book 4756, Page 761; Book 5708, Page 781; Book 6639, Page 548; Book 7025, Page 380; Book 5718, Page 988; Book 5819, Page 432; Book 6691, Page 308; Book 6639, Page 468; Book 6691, Page 314, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Pages 41 thru 44, 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 186 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 25th day of March, 2009.

Larry O. Hall

Melba L. Hall

BILL GARRETT, Davidson County
Trans: T20090020601 DEEDWARR
Recvd: 03/30/09 10:32 2 pgs
Fees: 13.00 Taxes: 314.50

20090330-0028157

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 Larry O. Hall and Melba L. Hall, 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 25th day of March, 2009.

My Commission Expires: 11.22.10

Notary Public

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