Prepared by:
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Attorney at Law
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Brentwood, Tn 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 13 day of July 2009.

Notary Public
My commission expires: 3/29/11

Address of New Owner:	Send Tax Bills to:	Tax Information
Revayne D. Furniss 290 Lake Chateau Dr. Hermitage TN 37076	Same	097080A10900CO

Davidson County DEEDWARR
Recvd: 08/06/09 12:42 4 pgs
Fees:23.00 Taxes:555.00
20090806-0073996

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 Estate of Ruby B. Wills hereinafter referred to as Grantor(s), have bargained and sold, and does hereby transfer and convey to Revayne D. Furniss, 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 in Davidson County, Tennessee, described as follows: Unit No. U-1 of Lake Chateau Condominiums and described in a Master Deed recorded in Book 6639, page 468, amended in Book 7025, page 380, Book 7367, page 272, Book 10322 page 682, Book 10753, page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a further described on the plat of record in Book 6250, page 607-610 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the condominiums, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to Ruby Wills, unmarried by deed from N.P. Builders, of record in Book 11505, page 771 Register's Office for Davidson County, Tennessee dated 05/27/99.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) No insurance is provided as to the number of acres. 3) All matters appearing on plan of Lake Chateau Condominiums, of

record in Plat Book 6250, Page 607-610, Register's Office for County, Tennessee 4) Storm Water Detention Agreement of record in Book 6551, page 765, said Register's Office 5) 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 Book 6639 Page 468, amended in Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 275, Register's Office for Williamson County, Tennessee 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 and recorded in Book 6250 Page 607-610 Register's Office for said county. 6) Charter of Lake Chateau Condominium Homeowner's Association of record in Book 6870, page 491 7) Bylaws for Lake Chateau Condominium Homeowners Association of record in Book 6639 Page 491 8) Option for right-of-way easement of record in Book 6659, page 291, Register's Office for Davidson County, Tennessee, and right-of-way easement of record in Book 6651, page 23, Register's Office for Davidson County, Tennessee, ranted South Central Bell Telephone Company.

This property is improved property known as 290 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 1st day of July, 2009.

Estate of Ruby B. Wills

By: Jerry Max Miller
Jerry Max Miller, Executor

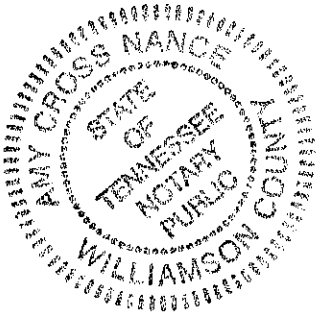
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Jerry Max Miller, with whom I am personally acquainted, and who acknowledged himselves to be the executor of the Estate of Ruby B. Wills, the within named bargainor, and as such executor being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Estate of Ruby B. Wills.

Witness my hand, at office, this 1st day of July, 2009.

Notary Public

My Commission expires: 3/29/11



FILE NO: 06170

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

