THIS INSTRUMENT PREPARED BY:

Mr. Thomas C. Scott, Attorney
26th Floor
First American Center
Nashville, Tennessee 37238

BOOK 5269 PAGE 306

Address New Owner(s) as Follows:	Send Tax Bills to:	Numbers
William T. Coward et ux	American Fletcher Mortgage Co., Ind.	97-8
Lake Chateau, Unit K-3	600 American Fletcher Building	A57
5001 Bell Road, Hermitage, TN.	Indianapolis, Indiana 46277	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged LAKE CHATEAU CORPORATION, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William T. Coward and wife, Alice B. Coward, hereinafter called the Grantees, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Apartment Number 3 of Building K, in the Horizontal Property Regime of Lake Chateau (Section I) according to the plat of the same of record in Book 4675 at Pages 41 through 44 of the Register's Office for Davidson County, Tennessee, together with the carport and storage area attached to said apartment.

This conveyance is subject to:

1. The restrictions, regulations, reservations, conditions, covenants, options, burdens, assessments, liens, and all other matters contained in the Master Deed establishing Lake Chateau Horizontal Property Regime and the By-Laws and Rules and Regulations attached thereto as of record in Book 4756, Page 743, said Register's Office.

2. All easements, set-back lines, and rights-of-way of prior record and as shown on the aforesaid recorded plat.

3. Taxes for the year 1978, which have been prorated and are assumed by the Grantees.

This is improved property known as Apartment Number K-3, 5001 Bell Road, 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 Grantees, their heirs, and assigns, forever; and Grantor covenats with the said Grantees that it is 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; and Grantor further covenants and binds itself, its successors and assigns, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3d day of April, 1978, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

LAKE CHATEAU CORPORATION

BY: Dick Walker
Dick Walker
Title: Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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Before me, the undersigned, a Notary Public within and for the state and county aforesaid, personally appeared Dick Walker, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Assistant Secretary of LAKE CHATEAU CORPORATION, the within named bargainor, a corporation, and that he as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him as such Assistant Secretary

Witness my hand and official seal at office at Nashville, Tennessee, on this the 3rd day of April 19 78.

R. D. Rickards
NOTARY PUBLIC

My Commission Expires: January 18, 1982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is Forty-Five Thousand Six Hundred and no/100-------- Dollars ($ 45,600.00).

William T. Cowan
AFFIANT

Subscribed and sworn to before me this the 3rd day of April, 19 78.

R. D. Rickards
NOTARY PUBLIC

My Commission Expires: Jan. 18, 1982

E 5 7 9 7 2

IDENTIF. REFERENCE

APR 4 3 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-4 78	CONV	45,600.00			
APR-4 78	S'TAX		B*	118.56	
APR-4 78	PR'FEE		B*	.50	
APR-4 78	W'DEED		B*	4.00	* 123.06