#5219 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 6998 PAGE 674
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (MORTGAGEE)	MAP PARCEL NUMBERS
~~TIMOTHY P. GIAMBRONE~~ (NAME)	~~City Federal Savings Bank~~ (NAME)	104-11 (part of) ~~104-12~~
~~Unit 6 2115 Acklen Drive~~ (STREET ADDRESS OR ROUTE NUMBER)	~~125 Belmont Drive~~ (STREET ADDRESS)	43 & 108
~~Nashville~~ (CITY) ~~Tennessee~~ (STATE) ~~37212~~ (P. O. ZIP)	~~Somerset~~, (CITY) ~~New Jersey~~ (STATE) ~~08873~~ (ZIP)	~~24W6185 & 6190~~

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, ~~CHARTER DEVELOPMENT CO.~~ , a Tennessee general partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~TIMOTHY P. GIAMBRONE, , a single man~~

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 6, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horozontal regime established by Master Deed of record in Book 6789, page 462 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to Charter Development Co., a Tennessee General Partnership by deed from Cumberland Development Group, Inc. of record in Book 6633, Page 871 and by Quit Claim Deed from James R. Overby, unmarried, Robert B. Jr., unmarried and William B. Young, a married individual, of record in Book 6632, page 816,** Register's Office for Davidson County, Tennessee.
**and in Book 6758, page 145,

This conveyance is made subject to: (1) Master Deed of record in Book 6789, page 462; and (2) Charter of record in Book 6763, page 27, said Register's Office. All matters appearing on Exhibit "C" to the Master Deed of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee.

48966

IDENTIFICATION REFERENCE

OCT 3 8 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as ~~Unit 6 2115 Acklen Drive, Nashville, Tennessee 37212~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this ~~26th~~ day of ~~September~~, 19~~86~~

CHARTER DEVELOPMENT CO.
~~By:~~
William B. Young
Partner

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6998 PAGE 675

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William B. Young with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be partner of the CHARTER DEVELOPMENT CO., the within named bargainor, a ~~corporation~~ partnership and that as such partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said William B. Young as such partner.

Witness my hand and official seal, at Nashville, Tennessee this 26th day of September, 1986.

Notary Public

Commission expires 1/16/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 1986

MY COMMISSION EXPIRES: 1/16/89
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CHARTER DEVELOPMENT CO.

TO
TIMOTHY P. GIAMBRONE, , a
single man

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6998 PAGE 676

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			8150[illegible]0→ CMT.	
			228.00 CSTAX	
			.50 [illegible]	
			6.00 WDE[illegible]	
			CHECK 234.70←	
			9733A10/CC/86 BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48968

IDENTIFICATION REFERENCE

OCT 3 8 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302364