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Bd 35

LAKE CHATEAU CONDOMINIUMS
UNIT WARRANTY DEED

BOOK 7031 PAGE 313

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noble E. Pepper, et ux	First Investment Company	97-8A
(NAME) 110 Lake Chateau Drive	(NAME) P.O. Box 749 .	Parcel 1
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn 37076	(STREET ADDRESS) Columbus, Ohio 43216	4D-86650
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FROM: Theodore H. Pailet, Trustee

TO: Noble E. Pepper, Sr., et ux

THIS INSTRUMENT PREPARED BY:
Theodore H. Pailet, Attorney
1906 South Street
Nashville, Tennessee 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 76,700.00

AFFIANT

Subscribed and sworn to before me this the 31st day of October, 1986.

Notary Public

My commission expires

This is improved property known as 110 Lake Chateau Drive Hermitage, Tennessee 37076

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable considerations by NOBLE E. PEPPER, Sr. and wife, JEAN M. PEPPER, (the "GRANTEE" herein), the receipt thereof is hereby acknowledged, the undersigned THEODORE H. PAILET, TRUSTEE, ("GRANTOR" herein), has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, NOBLE E. PEPPER and wife, JEAN M. PEPPER, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit A-1 together with carport designated No. 1 on the Plan of Lake Chateau Condominiums, of record in Book 6250, pages 607-610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.* *amended in Book 7025, pages 380-383, said Register's Office.
> Being part of the same property conveyed to Theodore H. Pailet, Trustee, by deed of record in Book 5943, page 799, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantees agree to be bound to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., 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, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, page 468, and By-Laws appended thereto of record in Book 6639, page 548, and Joinder Agreements of record in Book 6691, page 308 and Book 6691, page 314,* all of the Register's Office for Davidson County, Tennessee.

* as amended in Book 7025, pages 380-383, said Register's Office.

Further, this conveyance is made subject to the following:

1. Property taxes for the year 1986 which have been prorated as of the date hereof.

2. Charter of Lake Chateau Homeowners Association, of record in Book 6870, page 491, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 6551, page 765, Register's Office for Davidson County, Tennessee.

4. Option for right-of-way easement of record in Book 6599, 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, granted South Central Bell Telephone Company.

5. The Plan of record in Book 6250, page 607 through 610,* Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain easements and setback lines, to which plan reference is hereby made. * as amended in Book 7025, pages 380-383, said Register's Office.

6. Easement agreement of record in Book 5071, page 277, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said GRANTORS, their heirs and assigns, forever.

And Grantor does covenant with the Grantees, that he is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, insofar as Grantor as Trustee is authorized so to do but not further or otherwise.

Whenever 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 the Grantor's signature this 30th day of October, 1986.

Theodore H. Pailet

Theodore H. Pailet, Trustee
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Nell W. Hamm, a Notary Public in and for said County and State, Theodore H. Pailet the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1986.

Nell W. Hamm

Notary Public

NELL W. HAMM NOTARY PUBLIC AT LARGE STATE OF TENN.

My commission expires 10/16/89

60224

IDENTIFICATION REFERENCE

Nov 5 10 13 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7031 PAGE 315

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
			76700.00- CAMT.	
			214.76 CSTAX	
			.50 PRFE	
			6.00 WDE	
			CHECK	221.26-
			2559A1 /05/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60224

IDENTIFICATION REFERENCE

Nov 5 10 13 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08620