255744

LAKE CHATEAU CONDOMINIUMS
UNIT WARRANTY DEED

B4735

BOOK 7401 PAGE 942

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary Carmichael, et ux | ~~Same~~ Keystone Mtg. | 97-8A-03 |
| 106 LAKE CHATEAU Dr. | 3077 E. 98th St. | 4D 866 54 |
| Hermitage TN 37076 | Indianapolis IN 46240 | |

FROM: Theodore H. Pailet, Trustee

TO: Gary Carmichael and wife, Rebecca Carmichael

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 $65,000.00

Rebecca Carmichael
AFFIANT

This is improved property known as 106 Lake Chateau Drive Hermitage, Tennessee 37076

Subscribed and sworn to before me this the 3rd day of November, 1987

Notary Public

My commission expires 3-11-90

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 Gary Carmichael and wife, Rebecca Carmichael (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 GRANTEE, Gary Carmichael and wife, Rebecca Carmichael 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-3 together with Carport designated No. 3 on the Plan of Lake Chateau Condominiums, of record in Book 6250, pages 607-610, as amended in Book 7025, page 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Theodore H. Pailet, Trustee by deed of record in Book 5943, page 799, Register's Office of 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, as amended in Book 7025, page 380-383, all of the Register's Office for Davidson County, Tennessee.

Further, this conveyance is made subject to the following:

1. Property taxes for the year 1987 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, as mended in Book 7025, pages 380-383, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain easements and setback lines, to which plan reference is hereby made.

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 3rd day of Nov., 1987.

Theodore H. Pailet, Trustee
Theodore H. Pailet, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me Neil W. Thomas, 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 3rd day of Nov., 1987.

Neil W. Thomas
Notary Public

NEIL W. THOMAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

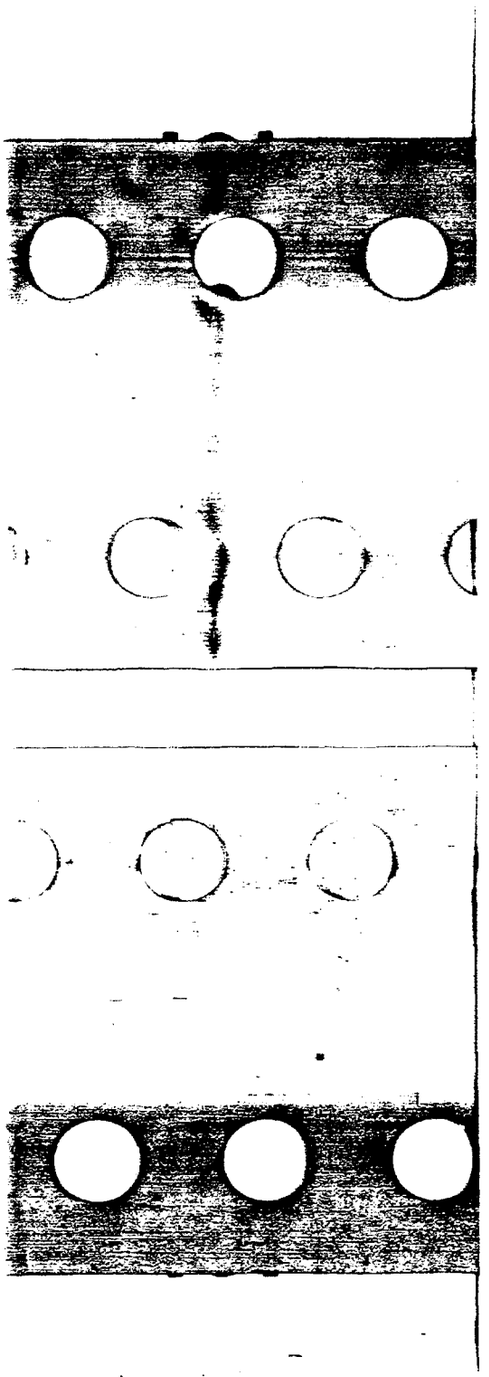
My commission expires: 6/16/89

8.2058.

IDENTIFICATION REFERENCE

Nov 12 2 24 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7401 PAGE 944

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

65000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
2070A11/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:20:58.

IDENTIFICATION REFERENCE

Nov 12 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35287