LOAN NO. 2342

LAKE CHATEAU CONDOMINIUMS
UNIT WARRANTY DEED

This Form furnished by Attorneys Title Company, Inc.

BOOK 7777 PAGE 92 Form No. WD-2

FROM

Theodore H. Pailet, Trustee

TO

Eric K. Nelson & wf.

Tonyia R. Nelson

For draftsman's use

This instrument prepared by:
Theodore H. Pailet, Attorney
1906 South Street
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric K. Nelson & wf (NAME)	SECURITY FEDERAL S & L ASSOC. OF NASH (NAME)	97-8A-028
Tonyia R. Nelson (STREET ADDRESS OR ROUTE NUMBER)	4235 HILLSBORO ROAD (STREET ADDRESS)	4D-86680
128 LAKE CHATEAU DRIVE HERMITAGE, TN 37076 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 73490.00 Eric K. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Feb 1989

Notary Public

MY COMMISSION EXPIRES: 1/22/89

(AFFIX SEAL)

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 Eric K. Nelson and wife, Tonyia R. Nelson (the "GRANTEE" herein), the receipt thereof is hereby acknowledged, the undersigned Theodore H. Pailet, Trustee, ("GRANTOR" herein),

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Grantee, Eric K. Nelson and wife, Tonyia R. Nelson

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

9183 02/22 0101 03CHECK 251.72

10657

FEB 22 11 05 AM '89

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unimproved ( )
This is improved (x) property, known as 128 Lake Chateau Drive Hermitage, TN 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor, their unit heirs and assigns, forever.

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

And Grantor do further covenant and bind himself, his successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Grantees 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.

Witness hand this 15th day of Feb, 19 89

Theodore H. Pailet, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betsy B Edwards, a Notary Public in and for said County and State, the within named Theodore H. Pailet, Trustee the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of Feb, 1989

Betsy B. Edwards, Notary Public.

NOTARY PUBLIC AT LARGE TENNESSEE

Commission expires 11/2/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged self to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit E-4 together with carport designated No. 28 on the Plan of Lake Chateau Condominiums, of record in Book 6250, pages 607-610, amended in Book 7025, pages 380-383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

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, as amended in Book 7025, pages 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 1989 which have been prorated as of the date hereof.

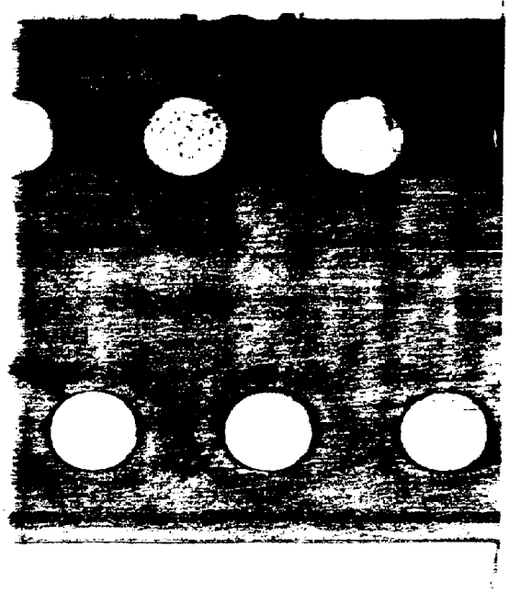
2. Charter of Lake Chateau Homeowners Association, of record in Book 6870, page 491, Register's Office for Davidson County, Tennessee.

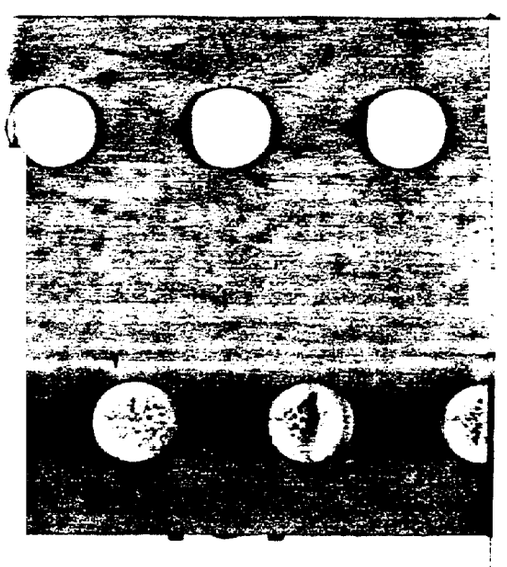
3. Storm Water Detention Agreement of record in Book 6551, page 765, Register's Office for Davidson County, Tennessee.

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 amended 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.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CAMT	73449.00
CON TX	242.22
PRFEE	0.50
WDEED	9.00
TOTAL	251.72
CHECK	251.72

02/22/89 01 11:07 0001 9183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10657

IDENTIFICATION REFERENCE

FEB 22 11 05 AM '89

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

No. 183626