G#8082-3

FILE IN BOX #14
MAP 151-01-0-A
PARCEL 121
FB#02DX-08404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 88,150.00 .

George W. Shotwell
Affiant

Subscribed and sworn to before me this the 29th day of April , 1992.

My Commission Expires: 9/16/95

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C. 424 Church Street, Suite 1350, Nashville, Tennessee 37219	
ADDRESS NEW OWNER(S) AS FOLLOWS: George W. Shotwell, et al. (Name) 3785 Waterford Way (Street Address) Antioch, TN 37013 (City) (State) (Zip Code)	SEND TAX BILLS TO: Leader Federal Bank for Savings (Name) P.O. Box 2926 (Street Address) Memphis, TN 38101-2926 (City) (State) (Zip Code)

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 Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, **KENNETH S. VICTORY D/B/A KENNETH S. VICTORY BUILDER**, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto **GEORGE W. SHOTWELL AND WIFE, MARGIE KENDALL SHOTWELL, as tenancy by the entirety**, hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 121 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Book 6900, Pages 444 - 447, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kenneth S. Victory D/B/A Kenneth S. Victory Builder, by Special Warranty Deed from Leader Enterprises, Inc., of record in Book 8552, Page 490, Register's Office for Davidson County, Tennessee.

GAIL C. Victory, wife of the above named Kenneth S. Victory, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is improved property, known as 3785 WATERFORD WAY, ANTIOCH, TENNESSEE 37013 .

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Chatham Pointe; and including the requirement that all owners of lots in Chatham Pointe to be members of the Chatham Pointe Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common

areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and in the Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Book 7358, Page 656, and as amended in Book 7538, Page 792, Book 7599, Page 812, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Chatham Pointe, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Chatham Pointe) as vested in Chatham Pointe Homeowners' Association, Inc., for the common enjoyment of all members of said Association, by Deed of record in Book 7683, Page 718, said Register's Office.

4. Taxes for the current year which have been prorated and assumed by the Grantees herein.

5. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and/or 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 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 Grantor(s) have hereunto subscribed their name(s) this 29th day of April, 1992.

0715.6

IDENTIFICATION

KENNETH S. VICTORY D/B/A
KENNETH S. VICTORY BUILDER

GAIL C. VICTORY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH S. VICTORY D/B/A KENNETH S. VICTORY BUILDER, and wife, GAIL C. VICTORY,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

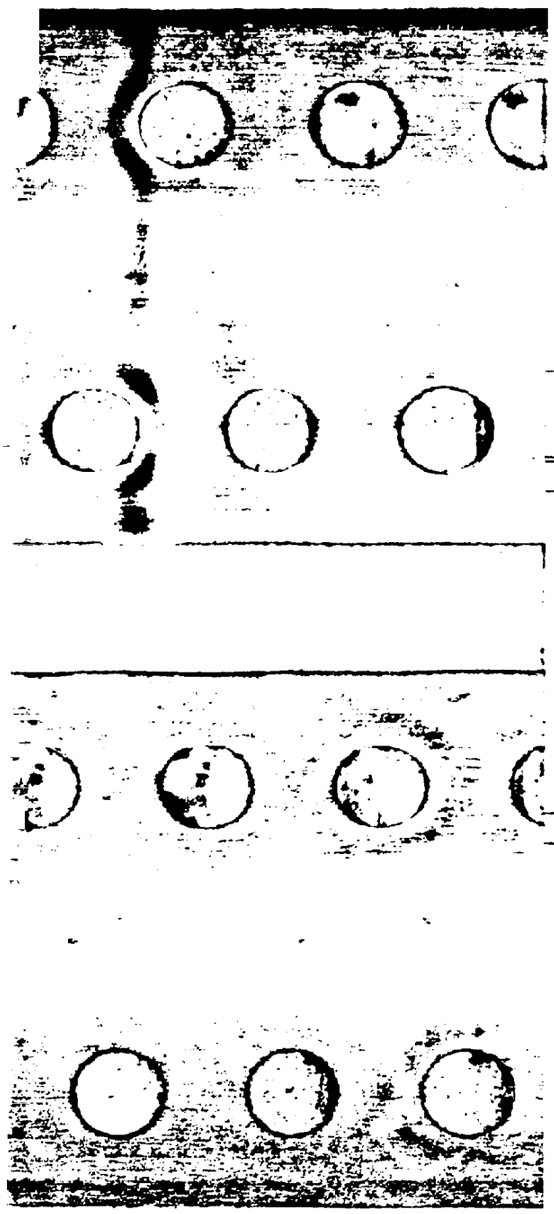
Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1992.

My Commission Expires: 9/16/95

Notary Public

\WP51\KG\CHATHAM.PUD [pgs4&5]

333.34



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8617 PAGE 243

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
				CAMT 88150.00
				CON TX 326.34
				PRFEE 1.00
				MDEED 6.00
				TOTAL 333.34
				CHECK 333.34
			05/04/92 01	13:34 0001 3212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07158

IDENTIF. REFERENCE

MAY 4 1 34 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 527486