G#8875-1

FILE IN BOX #14
MAP 151-01-A
PARCELS 34, 35, 36, & 38

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00 .

Affiant

Subscribed and sworn to before me this the 19th day of April, 1993.

My Commission Expires: 9/16/95

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
5115 Maryland Way, 2nd Floor, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: |
|---|---|
| KENNETH S. VICTORY D/B/A | "NEW OWNER" |
| KENNETH (Name) VICTORY CONSTRUCTION CO. | (Name) |
| 3300 Hamilton Church Rd | |
| (Street Address) | (Street Address) |
| Antioch, TN 37013 | |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# S P E C I A L  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, **LEADER ENTERPRISES, INC., a Tennessee corporation**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **KENNETH S. VICTORY D/B/A KENNETH VICTORY CONSTRUCTION CO.** , hereinafter called the **"Grantee"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 34, 35, 36, and 38 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Book 6900, Pages 444 - 447, inclusive, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Leader Enterprises, Inc., by Deed from Brunson/Gregg, a Tennessee General Partnership composed of William J. Gregg, Sr., and Robert B. Brunson, of record in Book 7158, Page 24, Register's Office for Davidson County, Tennessee.

This is unimproved property.

**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, and further amended in Book 8667, Page 381, all of record in the Register's Office for Davidson County, Tennessee, 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.

5. Taxes for the current year which have been prorated and assumed by the Grantee herein.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and the heirs and assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor. 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 has caused its name to be affixed hereto by its duly authorized officer on this 19th day of April, 1993.

**LEADER ENTERPRISES, INC.,**
**A TENNESSEE CORPORATION**

**BY:** _____
**WILLIAM F. WALDKIRCH, III, Agent**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

7648 04/21 0101 03CHECK 268.00

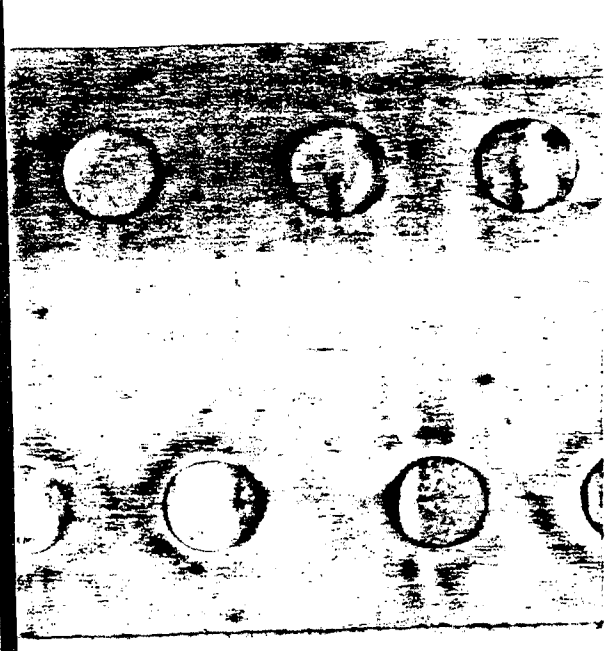
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM F. WALDKIRCH, III,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Agent of the **LEADER ENTERPRISES, INC., A TENNESSEE CORPORATION**, and that he as such Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 1993.

My Commission Expires: 9/12/95

Notary Public

\WP51\KG\CHATHAM.PUD



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

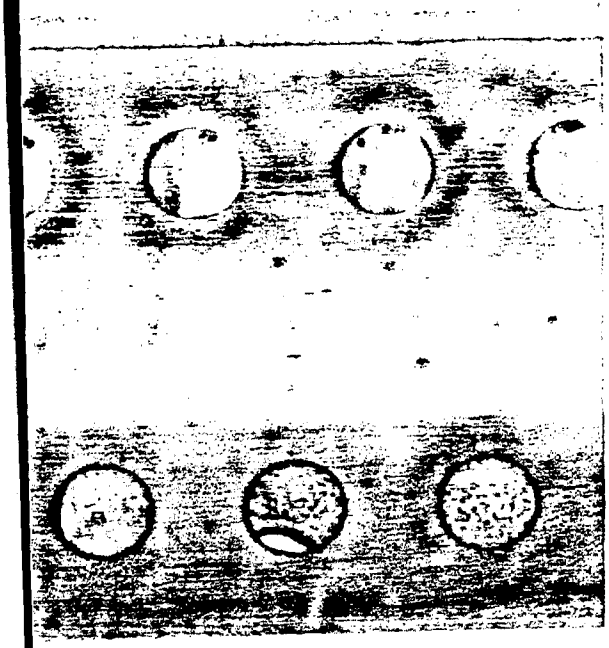
RECEIVED OF _____

FOR _____

BOOK 8921 PAGE 877

| | | |
|---|---|---|
| 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 | 70000.00 |
| CON TX | 259.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 268.00 |
| [illegible] | 268.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/93 01 11:26 0001 7648

11561

REFERENCE

Apr 21 11 25 AM '93

DAVIDSON COUNTY, TN

No. 642374