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25048

JUN 1 12 11 PM '93

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dixie G. Taylor
256 Lake Chateau Drive
Hermitage, TN 37076

MORTGAGEE:
Kenneth W. Wyatt
805 Hunters Hill Trace
Old Hickory, TN 37138

SEND TAX BILLS:
New Owner

MAP-PARCEL:
97-08-0-A 102
FB No. 4D-86852

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth W. Wyatt,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Dixie G. Taylor,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Apartment Number 6 (Building S), in the Horizontal Property Regime of Lake Chateau (Section I) according to the plat of the same of record in Book 4675 at pages 41 through 44 of the Register's Office for Davidson County, Tennessee, together with the carport and storage area attached to said apartment.
>
> Being the same property conveyed to Kenneth W. Wyatt, unmarried, by deed from C. William Rogers, as of record in Book 5646, page 428, Register's Office for Davidson County, Tennessee. The aforementioned property being conveyed is not the principal residence of the Grantor, therefore the Grantor's spouse is not required for the execution of this instrument.
>
> Prior deeds in the chain of title reflect the Plat of record as being Book 4756 and this Deed specifically corrects that mistake for this conveyance.

This is improved property known as 256 Lake Chateau Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions, regulations, conditions, covenants, options, burdens, assessments, liens and all other matters contained in the Master Deed establishing Lake Chateau Horizontal Property Regime as of record in Book 4756, page 743, and the By-Laws and Rules and Regulations as of record in Book 4756, page 761, or which a visual inspection of the property would reveal; TVA easements of record in Book 1298, page 133; Book 1224, page 253; Book 1303, page 25; and Book 1237, page 944; Easement to South Bell Telephone and Telegraph Company of record in Book 4077, page 604; and easements, covenants and conditions as shown on the Plan of record in Plat Book 4675, pages 41 through 44, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

1686 06/01 0101 03CHECK 268.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness our hands this 28th day of May, 1993.

Kenneth W. Wyatt
KENNETH W. WYATT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth W. Wyatt**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of May, 1993.

Teresa L. Dean
NOTARY PUBLIC

NOTARY PUBLIC LARGE

My Commission Expires: 2-5-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

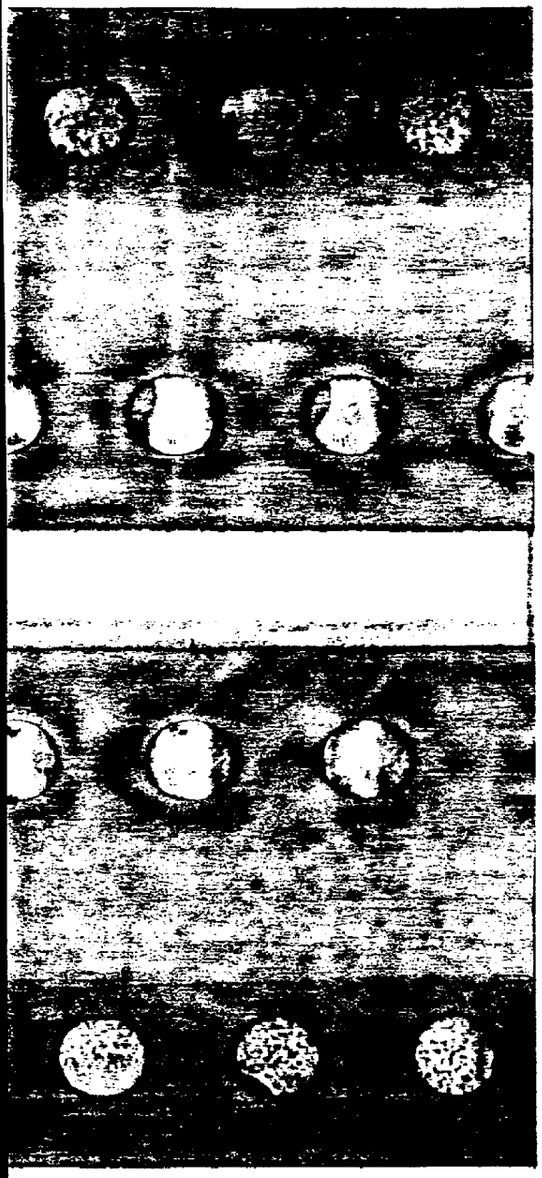
AFFIANT

Subscribed and sworn to before me this 28th day of May, 1993.

NOTARY PUBLIC ROBERTSON

NOTARY PUBLIC

My Commission Expires: 10-1-95



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 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
CHECK	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/01/93 01 12:12 0001 1686

2.50.48

IDENTIFICATION REFERENCE

JUN 1 12 11 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657054