BOX 60
R.O.D.C.T.

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
Suite 200, 5110 Maryland Way
Brentwood, Tennessee 37027
(615) 371-0800

BOOK 9371 PAGE 615

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Nelson/Puncochar/Harding Partnership	Owner	151-1A, # 96
907 Holly Tree Gap Road		151-1A, # 97
Brentwood, TN 37027		151-1A, #102
		151-1A, #105

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 77,400.00 .

Affiant

Subscribed and sworn to before me this 6TH day of JUNE, 1994.

Notary Public

My Commission Expires:
July 28, 1997

WILLIAMSON CO. TENN. NOTARY PUBLIC AT LARGE BARBARA S. LANK

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KENNETH S. VICTORY, INDIVIDUALLY, and DOING BUSINESS AS KENNETH VICTORY CONSTRUCTION CO., ("Grantor") by these presents does hereby transfer, sell and convey to NELSON/PUNCOCHAR/HARDING, a Tennessee general partnership composed of Richard Nelson, Richard John Puncochar, and Mrs. Esmond Harding, ("Grantee"), its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Being Lot No. 96, Lot No. 97, Lot No. 102 and Lot No. 105 on the plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, pages 444 - 447, Register's Office for said county, to which reference is made for a more complete description.

Being part of the same property conveyed to Kenneth S. Victory d/b/a Kenneth Victory Construction Co., by deed from Leader Enterprises, Inc., a Tennesee corporation, of record in Book 8946, page 963, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

(1) Declaration of covenants, conditions and restrictions of record in Book 7358, page 656 and as amended in Book 7538, page 972, Book 7599, page 812 and further amended in Book 8667, page 381, said Register's Office;
(2) Plan of Record in Book 6900, pages 444 - 447, said Register's Office, shows an Owner's certificate, certain notes, easements and setback lines;
(3) Charter of Chatham Pointe Homeowners' Association, Inc., of record in Book 7597, page 977, said Register's Office;
(4) Dedication of "common area" to Chatham Pointe Homeowners' Association, Inc., of record in Book 7683, page 718, said Register's Office.
(5) Deed of general warranty, flowage easement and roadway easement to the United States of America, of record in Book 3891, page 476, said Register's Office.
(6) The unrecorded assumption of an agreement to honor by Leader Enterprises, Inc., of four (4) unrecorded agreements, as modified, by and between Brunson/Gregg, a Tennessee general partnership, and Odell Walden, et al, John Coleman Hayes, Jr., et al, Jackie W. Charlton et al, and Robert C. Burnett.
(7) Deed of conveyance to the Metropolitan Government of Nashville & Davidson County, Department of Water and Sewerage Services, to serve Chatham Pointe, of record in Book 7748, pages 440, 444 and 491, said Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

AND the Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6TH day of JUNE, 1994.

GRANTOR:

By: Kenneth S. Victory

KENNETH S. VICTORY, doing business as
KENNETH VICTORY CONSTRUCTION CO.

Kenneth S. Victory

KENNETH S. VICTORY, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

3468 06/07 0101 03CHECK 295.38

Personally appeared before me, a Notary Public in and for said county and state, the within named KENNETH S. VICTORY, individually and doing business as KENNETH VICTORY CONSTRUCTION CO., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 6TH day of JUNE, 1994.

My Commission Expires:

July 28, 1997

Barbara S. Lamb

Notary Public

BARBARA S. LAMB * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TENN.

94 JUN -7 PM 2:32

REGISTER
DAVIDSON COUNTY, TN.

58610

IDENTIFICATION

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 617

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	77400.00
CON TX	286.38
PRFEE	1.00
WDEED	8.00
TOTAL	295.38
CHECK	295.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3468

58610

IDENTIFICATION REFERENCE

94 JUN -7 PM 2:32

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 800236