RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9593 PG 409

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Jerome B. Guttman, Trustee

TO
Royce Ann Davis

For draftsman's use

This instrument prepared by:
Theodore H. Pailet, Attorney
1906 Chet Atkins PL
Nashville, TN 37212

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Royce Ann Davis (NAME)	(NAME)	97-8A-028
128 Lake Chateau Dr. (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	4D-86680
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(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

$ 74,000.00 Royce Ann Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF Feb, 1995.

Notary Public

MY COMMISSION EXPIRES: 9/19/97

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100---------- ----------($10.00)---------- **DOLLARS**

cash in hand paid and other good and valuable considerations by Royce Ann Davis (unmarried), the "GRANTEE" herein, the receipt thereof is hereby acknowledged, the undersigned Jerome B. Guttman, Trustee ("GRANTOR" herein)

has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** GRANTEE, Royce Ann Davis,

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

(See EXHIBIT "A")

1012 02/10 0101 03CHECK 286.00

33497
IDENTIF. ↑ REFERENCE

95 FEB 10 PM 2:56
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

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

And I do covenant with the said Grantee 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., except as herein setout.

And I, Jerome B. Guttman, Trustee do further covenant and bind myself, my successors and assigns ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever insofar as I as Trustee, am authorized so to do but not further or otherwise.

Witness my hand this 10th day of February, 1995

Jerome B Guttman TTEE

JEROME B. GUTTMAN, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nel W. Thomas, a Notary Public in and for said County and State, the within named Jerome B. Guttman, Trustee

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of Feb, 1995.

Nel W. Thomas Notary Public

NEL THOMAS NOTARY PUBLIC LARGE CO. WILLIAMSON

Commission Expires 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, 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 the same property conveyed to Jerome B. Guttman, Trustee, by deed of record in Book 8184, page 763, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees 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 66639, 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 1995 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.

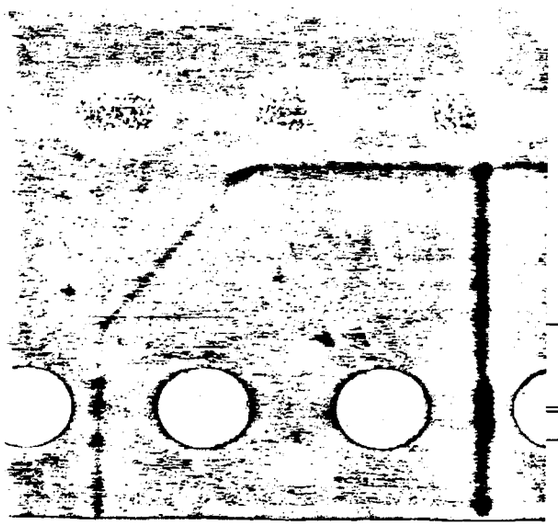
3. Storm water Detention Agreement of record in Book 6551, page 765, Register's Office for Davidson County, Tennessee.

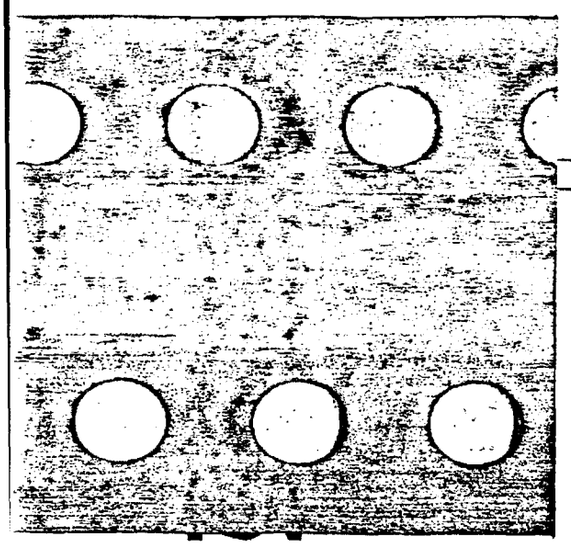
4. Option for right-of-way easement of record in Book 6599, page 291, Register's Office for Davidson County, Tennessee, and right-of-way easement of record in Book 6651, page 23, Register's Office for Davidson County, Tennessee, granted South Central Bell Telephone Company.

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.

7. Deed of Trust dated February 15, 1987, to secure an indebtedness as described therein, executed by Eric K. Nelson and wife, Tonyia R. Nelson, to Everett A. Covington, Jr., Trustee and recorded in Book 7777, page 96, 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 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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 12.00
TOTAL 286.80
CHECK 286.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/10/95 01 02:54 0001 1012

33497
IDENTIF. ↑ REFERENCE

95 FEB 10 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 880730