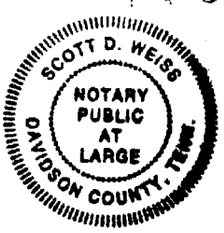
File in Box No. 19 B

WARRANTY DEED

book 9932 pg 788



STATE OF TENNESSEE #96-1-69
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Carla Joy Neumann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARLA JOY NEUMANN	"NEW OWNER"	MAP 097-08-0-A
(NAME)	(NAME)	
258 Lake Chateau Drive		PARCEL 101CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		FB #04D-86850
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LEONARD PHELPS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARLA JOY NEUMANN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. S-5 in a Horizontal Property Regime of Lake Chateau Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6639, Page 468, amended in Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Lake Chateau Condominiums, as of record in Book 6250, Pages 607-610, and corrected in Book 7025, Page 380, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Leonard Phelps, unmarried, by Deed from Billie Kay Martin, unmarried, of record in Book 6270, Page 908, Register's Office for Davidson County, Tennessee. The said Leonard Phelps having since married.

Legal continued on Page 2

2983 01/31 0101 03CHECK 238.40

unimproved ( )
This is improved (X) property, known as 258 Lake Chateau Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 30th day of January 19 96

Leonard Phelps
LEONARD PHELPS

Carolyn J. German
CAROLYN J. GERMAN

BOOK 9932 PG 789

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 LEONARD PHELPS AND WIFE, CAROLYN J. GERMAN

the bargainor s, 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 Brentwood, Tennessee, this 30th day of January, 19 96.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within said for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Legal continued from Page 1

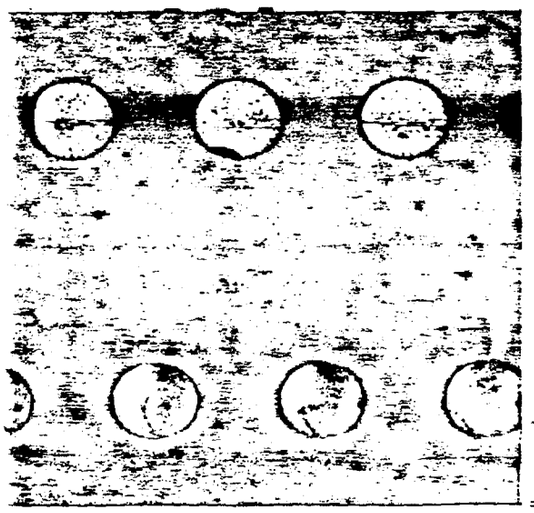
THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also 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 Amended and Restated Master Deed, Declaration of Covenants, Conditions, and Restrictions, establishing a Horizontal Property Regime of Lake Chateau Condominiums, as afore mentioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

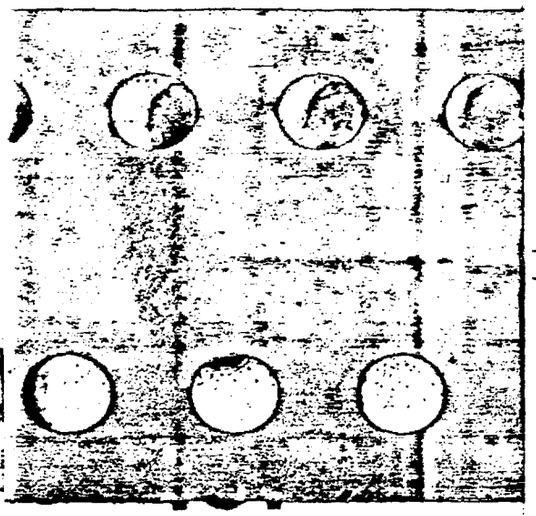
Carolyn J. German, spouse of the above named Leonard Phelps, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

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

0145664
IDENTIF. + REFERENCE

96 JAN 31 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9932 PG 790

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	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
TOTAL	238.40
CHECK	238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2983

0145664
IDENTIF. ↑ REFERENCE

96 JAN 31 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001230