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

BOOK 10048 PG 885

ADDRESS NEW OWNER:
John S. Keister
252 Lake Chateau Drive
Hermitage, TN 37076

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 97-8
Group A
Parcel 92CO

96 MAY 14 AM 8:57
REGISTER
DAVIDSON COUNTY, TN.

0181319
IDENTIF. ↑ REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William R. Parrish, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John S. Keister**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows:

Being Unit No. R2, Lake Chateau Condominium, of record in Book 6250, page 607 through 610, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Parrish, by deed from Rubye Guethlein and Fred Guethlein, as of record in Book 9190, page 215, Register's Office for Davidson County, Tennessee.

1157 05/14 0101 03CHECK 305.00

This is improved property known as 252 Chateau Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set forth in T.C.A. §64-27-101 et seq., and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, easements and undertakings, etc., contained in the Master Deed of record in Book 4756, page 743, amended in Book 5819, page 432, and further amended and restated in Book 6639, page 468; and By-Laws of record in Book 4756, page 761 as amended in Book 5708, page 781, further amended in Book 5718, page 988; Grant of Transmission Line Easement in Book 1224, page 253; Grant of Transmission Line Easement in Book 1303, page 25; Incremental Development First Annexation Amendment to amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions of Lake Chateau Condominiums in Book 7367, page 272; Joinder Agreement to amended Master Deed, Declarations, of Covenants, Conditions, and Restrictions in Book 6691, page 308, and in Book 6691, page 314; Correction of Plat and Incremental Development First Annexation Amendment to amend and Restated Master Deed, Declarations of Lake Chateau Homeowners' Association in Book 725, page 380; Agreement of Easement of record in Book 5071, page 277; and Easement for pumping station of record in Book 4914, page 466; Plan of record in Plat Book 6250, page 607,

608, 609 and 610, all in the 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 Grantees.

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 30 day of April, 1996.

WILLIAM R. PARRISH

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 **William R. Parrish**, 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 30th day of April, 1996.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO TENN

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

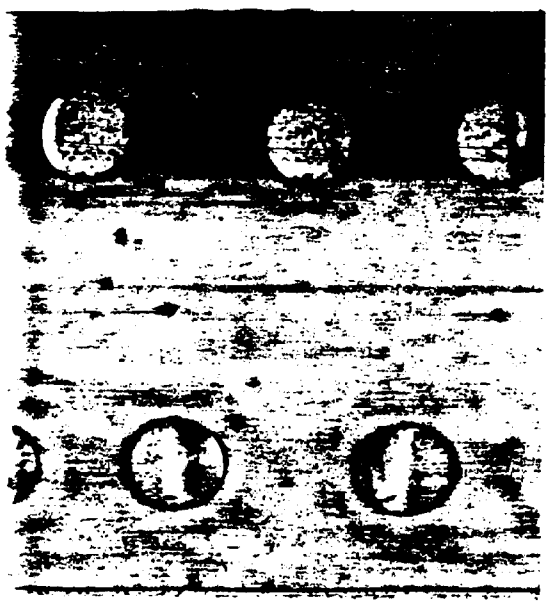
AFFIANT

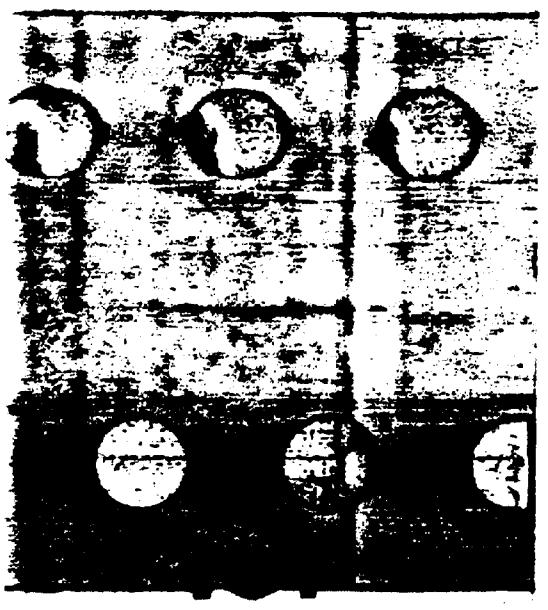
Subscribed and sworn to before me this 30th day of April, 1996.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO TENN

My Commission Expires: 10/20/99





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

RECEIVED OF _____

FOR _____

BOOK 10048 PG 887

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	80000.00
CON TX	296.00
PRFEE	1.00
MDEED	8.00
TOTAL	305.00
CHECK	305.00

05/14/96 01 08:59 0001 1157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181319
IDENTIF. ↑ REFERENCE

96 MAY 14 AM 8:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1039132