BOOK 10373 PG 643

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Edna M. Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF March 19 97

Louise N. Joyner
Notary Public

MY COMMISSION EXPIRES: April 29, 1998
(AFFIX SEAL)

NOTARY PUBLIC LARGE CO.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna M. Perkins	Edna Perkins	MAP 97
(NAME)	(NAME)	
138 Lake Chateau Drive	138 Lake Chateau, G-5	GROUP 8A
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Hermitage, TN 37076	PARCEL 41
(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, NPH Builders, a Tennessee Partnership composed of Richard A. Nelson, Richard J. Puncochar and Esmond H. Harding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edna M. Perkins, Unmarried

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 Number G-5 on the Plan of Lake Cheateau Condominiums, of record in Book 6250, Pages 607-610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to NPH Builders, a Tennessee Partnership composed of Richard A. Nelson, Richard J. Puncochar and Esmond H. Harding, of record in Book 9912, Page 82, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to lien of the 1997 property taxes, which taxes are being prorated between the parties hereto, the grantee paying to the grantor its proportionate share and the grantor assuming and agreeing to pay same when due; to all matters appearing on subdivision plat of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380, as further corrected and amended in Book 7367, Page 272, said Register's Office; to Amended & Restated Master Deed of record in Book 6639, Page 468, said Register's Office; to Joinder Agreements of record in Book 6691, Page 368, and in Book 6691, Page 314, as corrected and amended in Book 7025, Page 380, in Book 7367, Page 272, and in Book 10322, Page 682, all of said Register's Office; to By-Laws of record in Book 6639, Page 548, said Register's Office;

CONTINUED

This is improved (X) unimproved ( ) property, known as 138 Lake Chateau Drive, Hermitage, Tennessee 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 my hand this 5th day of March 19 97

NPH Builders

By:
Rick Puncochar, Partner
Rick Puncochar

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Rick Puncochar and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the NPH Builders the within named bargainor, and corporation, and that he as such Partner 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 Rick Puncochar as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Mt. Juliet, Tennessee on this the 5th day of March 1997.

My commission expires April 25, 1998

Louise N. Dykes
Notary Public

LOUISE N. DYKES NOTARY PUBLIC WILSON CO. TENN.

0280249

IDENTIFICATION REFERENCE

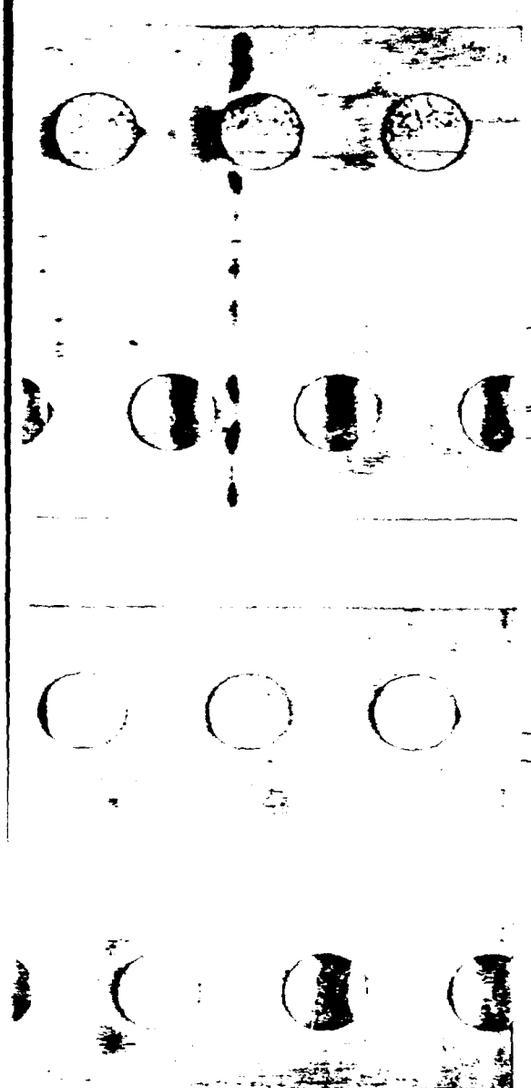
97 MAR 10 AM 8:44

DAVIDSON COUNTY TENN.

LEGAL DESCRIPTION CONTINUATION

to Charter of record in Book 6870, Page 491,said Register's Office; to Agreement of Easement of record in Book 5071, Page 277, said Register's Office; to Storm Water Detention Agreement of record in Book 6551, Page 765, said Registers' Office; to Option for Right-of-Way of record in Book 6599, Page 291; and to Right-of-Way Easement of record in Book 6651, Page 23, said Register's Office.

4148 03/10 0101 03CHECK 377-45



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

RECEIVED OF _____

FOR _____

BOOK 10373 PG 646

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 98500.00
				CON TX 364.45
				PRFEE 1.00
				WDEED 12.00
				TOTAL 377.45
				CHECK 377.45
			03/10/97 01	08:44 0001 4148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280249
IDENTIF. REFERENCE

97 MAR 10 PM 3:44
DAVIDSON COUNTY, TN.

No. 1124519