0306563

IDENTIFICATION REFERENCE

97 MAY 20 AM 11:21 BOOK 10459 PG 513

FELIX A. NAIFEH, REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
THEODORE H. PAILET, Attorney
1906 Chet Atkins Place
Nashville, Tennessee 37212

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
NPH Builders 907 Holly Tree Gap Road Brentwood, TN 37027	6524 Holt Road Nashville, TN 37211	97-8A Parcels 19, 20, 21, 22, 23 & 24

WARRANTY DEED

2852 05/20 0101 03DHIT 135.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO1/00 DOLLARS ($10.00) cash in hand paid and other good and valuable considerations by NPH BUILDERS (the "Grantee" herein), the receipt thereof is hereby acknowledged, the undersigned THEODORE H. PAILET, TRUSTEE, with full power to sell, transfer, encumber and convey without the joinder of any beneficiary, ("GRANTOR" herein), has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, NPH BUILDERS, a Tennessee Partnership composed of RICHARD A. NELSON, RICHARD J. PUNCOCHAR AND ESMOND H. HARDING, their successors and assigns, a certain interest in land in Davidson County, State of Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit Numbers D-1, D-2, D-3, D-4, D-5 & D-6 on the Plan of Lake Chateau 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 part of the same property conveyed to Theodore H. Pailet, Trustee, by deed of record in Book 5943, page 799, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 113, 115, 117, 119, 121 & 123 Lake Chateau Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to the following:

1. Property taxes for the year 1997 which have been prorated as of the date hereof.

2. The provisions of a 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 6639, page 548, and Joinder Agreements of record in Book 6691, page 308 and Book 6691, page 314, all of the Register's Office for Davidson County, Tennessee.

3. Charter of Lake Chateau Homeowners Association, of record in Book 6870, page 491, Register's Office for Davidson County, Tennessee.

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

5. 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.

6. The Plan of record in Book 6250, page 607 through 610, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain easements and setback lines, to which plan reference is hereby made.

7. Ingress and egress easement granted to Tom Talley et al of record in Book 5071, page 277, Register's Office for Davidson County, Tennessee and shown on the Plat of record in Book 5050, page 3, said Register's Office.

TO HAVE AND TO HOLD the said Units and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said GRANTORS, their successors and assigns, forever.

And Grantor does covenant with the Grantees, that he is lawfully seized and possessed of said Units and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said Units and undivided interest to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever, insofar as Grantor as Trustee is authorized so to do but not further or otherwise.

Whenever 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 the Grantor's signature this 15th day of May, 1997.

Theodore H. Pailet

Theodore H. Pailet, Trustee

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 19 day of May, 1997.

Notary Public

My Commission Expires:

5/30/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Toni Fiedler, a Notary Public in and for the County and State aforesaid, personally appeared Theodore H. Pailet the within named 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 seal, at office in Nashville, Tennessee, this 15th day of May, 1997.

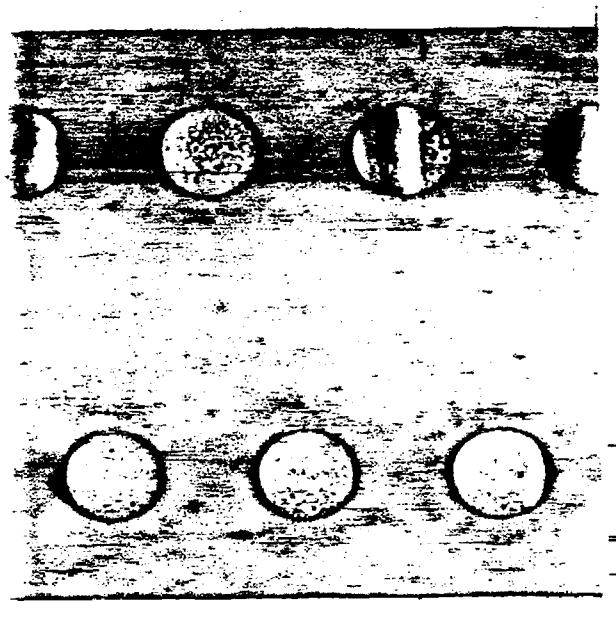
Toni Fiedler
Notary Public

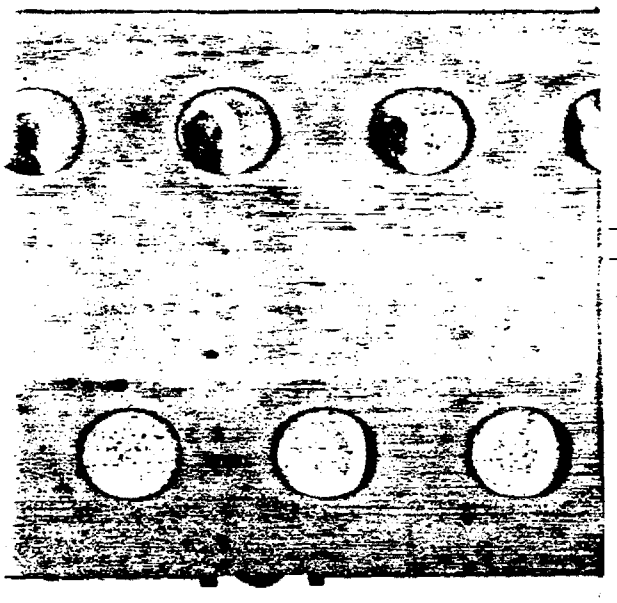
NOTARY PUBLIC AT LARGE

My Commission Expires:

July 24, 1999

c: nphbldgd.war





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10459 PG 516

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 60000.00
CDN TX 222.00
PRFEE 1.00
WDEED 12.00
TOTAL 235.00
CHECK 235.00

05/20/97 01 11:20 0001 2852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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97 MAY 20 AM 11:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1152856