BOOK 10744 PG 685

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,900.00.**

Michael P. Litchey III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 1997.

Louise H. Tyree
NOTARY PUBLIC
WILSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: April 25, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Litchey III	FT Mortgage Companies d/b/a Sunbelt National Mortgage	Map 97, Group 8AParcel 23
121 Lake Chateau Drive	P. O. Box 80140	4D86706
Hermitage, TN 37076	Atlanta, GA 30366	
(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 PARTNERHSIP 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 **MICHAEL P. LITCHEY III, A SINGLE PERSON** , 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:

A certain condominium unit in Davidson County, Tennessee described as follows: Unit No. D-5 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, and as of record in Book 6639, page 468, together with joinder Agreements of record in Book 6691, Pages 308-314, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, and Book 10322, Page 682, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to NPH Builders, a Tennessee Partnership composed of Richard A. Nelson, Richard J. Puncochar and Esmond H. Harding, by deed from Theodore H. Pailet, Trustee, with full power to sell, transfer, encumber and convey without the joinder of any beneficiary, of record in Book 10459, Page 513, Register's Office for Davidson County, Tennessee and is a part of the same description as in previous deed.

This conveyance is made subject to restrictions, easements and other matters, including, but not limited to the following: Charter of record in Book 6870, Page 491, By-Laws of record in Book 6639, Page 548, and Master Deed of record in Book 6639, Page 468, together with Joinder Agreements of record in Book 6691, Page 308 and 314, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, and Book 10322, Page 682, said Register's Office; all matters on the Plan of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380, and Book 7367, Page 272, said Register's Office; easement Agreement of record in Book 5071, Page 277, said Register's Office; Storm Water Detention Agreement of record in Book 6551, Page 765, said Register's Office; Option for Right of Way of record in Book 6599, Page 291, and Easement for Right of Way of record in Book 6651, Page 23, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 121 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 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

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 19th day of December, 1997.

NPH BUILDERS

By: Richard J. Puncochar

Richard J. Puncochar, Partner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, LOUISE N. TYNES, a Notary Public in and for said County and State, personally appeared Richard J. Puncochar, with whom I am personally acquainted, and who upon his oath acknowledged himself to be a General Partner of NPH Builders, the within-named bargainor, a partnership, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such partners.

WITNESS my hand and official seal at office, this 19th day of December, 1997.

Commission expires: April 25, 1998

LOUISE N. TYNES Notary Public

LOUISE N. TYNES NOTARY PUBLIC WILSON CO., TN.

0386345
IDENTIFICATION REFERENCE

98 JAN -2 PM 3:12
FILED FOR RECORD REGISTER
DAVIDSON COUNTY, TN.

7970 01/02 0101 03CHECK 371.23

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

RECEIVED OF _____

FOR _____

BOOK 10744 PG 687

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	97900.00
CON TX	362.23
PRFEE	1.00
WDEED	8.00
TOTAL	371.23
CHECK	371.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7970

0386345
IDENTIF. # REFERENCE

98 JAN -2 PM 3:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1238652