File Box 9B
First Title and Escrow Company, Inc.

10808 649

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

No. 15044

Address New Owner(s):	Send Tax Bills to	Tax Information
TERRY W. NAU	NEW OWNER	Map: 156
214 TIMBERLINE COURT		Group
FRANKLIN TN 37069		Parcel: 36
		FB: 9D 56000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHASE CREEK, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TERRY W. NAU AND WIFE, CATHERINE L. NAU, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A" hereto.

This is unimproved property located at Lot 13, Chase Creek.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 20th day of February, 1998.

CHASE CREEK, LLC
a Tennessee limited liability company

BY: Patrick J. Malone
PATRICK MALONE
Chief Manager

040053

98 FEB 24 AM 10:20

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK MALONE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the CHIEF MANAGER of CHASE CREEK, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of February, 1998.

Notary Public

My Commission Expires:
9/23/2000

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

The actual consideration or value, whichever is greater, for this transfer is $ 86,900.

Affiant

Subscribed and sworn to before me, this
20th day of February, 1998.

Notary Public

My Commission Expires:
9/23/2000

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Revision Two Final Plat for Chase Creek, as of record in Plat Book 9700, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Chase Creek, LLC., a Tennessee Limited Liability Company by deed from Railroad Services, Inc., a Tennessee corporation of record in Book 10463, page 979, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

(1) 1998 Taxes, which have been prorated and will be paid by the Seller;

(2) Declaration of Covenants, Conditions and Restrictions of record in Book 10659, page 914;

(3) All applicable recorded easements; and

(4) All matters appearing on the Plan of record in Plat Book 9700, page 524, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

6986 02/24 0101 03CHECK 338.53

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

RECEIVED OF _____

FOR _____

BOOK 10806 PG 653

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 86900.00
CON TX 321.53
PRFEE 1.00
WDEED 16.00
TOTAL ~~338.53~~
CHECK ~~338.53~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/24/98 01 10:19 0001 6986

98 FEB 24 AM 10: 20

0404053
IDENTIFICATION REFERENCE

No. 1257464