File Box # 39-15

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Allison Russell
272 Lake Chateau Drive
Hermitage, TN 37076

SEND TAX BILL:
To Owner

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MAP AND PARCEL:
MAP 97-8A
PARCEL 105 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, NP BUILDERS, a Tennessee partnership hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Allison Russell, unmarried , hereinafter called the Grantee, her 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 T-3, 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 made for a more complete description.

Being a part of the same property conveyed to NP BUILDERS, a Tennessee partnership, by deed from Theodore H. Pailet, Trustee of record in Book 10630, Page 823, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Lake Chateau Condominium, of record in Book 6639, pages 468 et seq., By-Laws of record in Book 6639, Page 548, Joinder Agreements of record in Book 6691, Pages 308 and 314; Charter of record in Book 6870, Page 491, Register's Office for Davidson County, Tennessee.
Taxes for 1998 have been pro-rated and paid.

This is improved property known as 272 Lake Chateau Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allison Russell, unmarried, her heirs and assigns, forever; and we, NP BUILDERS, a Tennessee partnership do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of February, 1999.

NP BUILDERS, a Tennessee partnership

Richard J. Puncochar, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Richard J. Puncochar 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, and who further acknowledged that he is the Partner of 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 the 8th day of February, 1999.

Notary Public

My Commission expires:

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 97,900.00.

AFFIANT

Subscribed and sworn to before me this 8th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05476695
IDENTIF. & REFERENCE
99FEB 10 PM 2:30
REGISTER
DAVIDSON COUNTY, TN.
4458 02/10 0101 COCHECK 373.23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0547695
IDENTIFICATION REFERENCE
99FEB 10 PM 2:30
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	97900.00
CON TX	362.23
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	373.23
CHECK	373.23

02/10/99 01 14:29 0001 4458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423744