FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Deborah E. Colton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 20 00

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah E. Colton (NAME)	New Owner (NAME)	MAP 97-08-0-A
326 Lake Chateau Drive (ADDRESS)	(ADDRESS)	PARCEL 127
Hermitage, TN 37076 (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, Edward Jebber, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah E. Colton, 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 X-1, on the Plan of Lake Chateau, of record in Plat Book 6250, Page 607-610, as corrected and amended in Books 7025, Page 380; Book 7367, Page 272; Book 10753, Page 271; Book 10753, Page 275; and Book 11012, Page 495, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Edward Jebber, Trustee by deed from NP Builders, a Tennessee Partnership, of record in Book 11239, Page 106, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4756, Page 743, amended in Record Book 5819, Page 432; Record Book 6639, Page 468; Record Book 6691, Page 308; Record Book 6691, Page 314; Record Book 7025, Page 380; Record Book 7367, Page 272; Record Book 10322, Page 682; Record Book 10753, Page 271 and 275; Book 11012, Page 495; Book 4756, Page 761 and amended in Book 5708, Page 781; Book 5718, Page 988; and Book 6639, Page 548, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 607-610, as corrected and amended in Books 7025, Page

CONTINUED

unimproved ( )
This is improved (X) property, known as 326 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 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 28th day of August, 20 00

Edward Jebber
Edward Jebber, Trustee

Davidson County DEEDWARR
Recvd: 09/06/00 09:19 2pgs
Fees:11.00 Taxes:462.50

20000906-0087863

STATE OF OHIO
COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Jebber, Trustee

the 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 official seal at Akron Ohio this 28th day of August 20 00.

Commission expires _____

ROBERT D. WILSON, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date
Section 147.03 R.C.

Robert Dunn
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

380; Book 7367, Page 272; Book 10753, Page 271; Book 10753, Page 275; and Book 11012, Page 495, said Register's Office; and (3) Storm Water Detention Agreement of record in Book 6551, Page 765; Ingress & Egress Easement of record in Book 5071, Page 277; Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23; Easement to First Suburban Utility District of record in Book 4914, Page 466; and Easement to Southern Bell Telephone of record in Book 4077, Page 604, said Register's Office.