Davidson County DEEDWARR
Recvd: 11/29/00 11:50 3pgs
Fees:14.00 Taxes:209.40

20001129-0117109

PICK-UP

FROM: Jerome B. Guttman, Trustee

TO: Paula B. Davis and James G. Davis

THIS INSTRUMENT PREPARED BY:
James G. Davis
705 Williamsburg Drive
Nashville, Tennessee 37167

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Paula B. Davis James G. Davis 705 Williamsburg Drive Smyrna, Tennessee 37167	Paula B. Davis James G. Davis 705 Williamsburg Drive Smyrna, Tennessee 37167	OD4-86678 97-8A-027

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars to him in hand paid, I, Jerome B. Guttman, Trustee, having full power to assign, transfer, convey and encumber without the consent or joinder of any beneficiary (Grantor) have bargained and sold, and by these presents do transfer and convey unto the said James G. Davis and Paula B. Davis (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 E-3 together with Carport designated No. 27 on the Plan of Lake Chateau Condominiums, of record in Book 6250, Page 607-610, as amended in Book 7025, page 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerome B. Guttman, Trustee, for New Hope Properties, Joint Venture, a Tennessee Joint Venture composed of Mandell L. Cypress, Jerome B. Guttman, Robert J. Howell and Theodore H. Pailet, their heirs, personal representatives, successors and assigns, the said Jerome B. Guttman, Trustee, having full power to assign, transfer, convey and encumber without the consent or joinder of any beneficiary, by deed from Theodore H. Pailet, Trustee, of record in Book 7966, page 635, Register's Office for Davidson County, Tennessee.

As part of this consideration for this transfer, Grantees agree to be bound to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-010, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the 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, as amended in Book 7025, page 38-0383, all of the Register's Office for Davidson County, Tennessee.

Further, this conveyance is made subject to the following:

1) Property taxes for the year 2000.

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

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

4) 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.

5) The Plan of record in Book 6250, page 607 through 610, as amended in Book 7025, pages 380-383, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain easements and setback lines, to which plan reference is hereby made.

6) Easement agreement of record in Book 5071, page 277, Register's Office for Davidson County, Tennessee.

7) Deed of Trust dated December 23, 1987, of record in Book 7439, page 548, said Register's Office, to Everett A. Covington, Jr., Trustee, to secure an original principal amount of $68,400.00 payable to Security Federal Savings and Loan Association.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and I covenant and bind myself, as Trustee, to warrant and forever defend the title to the said property to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming the same from, through or under me, but not further or otherwise.

This is improved property, known as 130 Lake Chateau Drive, Hermitage, Tennessee 37076.

WITNESS my hand this 15th day of August, 2000.

Jerome B Guttman TTEE
Jerome B. Guttman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is

$ 56,595.41

AFFIANT

Subscribed and sworn to before me this 18th day of August, 2000.

LINDA GEORGE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires: 2/29/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Jerome B. Guttman, Trustee, being first duly sworn upon oath, personally appeared before me, and acknowledged, deposed and stated that he has read the WARRANTY DEED, understands its contents and has executed it for the purposes stated therein.

Sworn to and subscribed before me this 15th day of August, 2000.

Louise Watkins
Notary Public

My commission expires: 5-30-2004

