PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 01/16/01 10:35 2pgs
Fees:11.00 Taxes:355.20

20010116-0004472

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **January, 2001** between **JAMES M. BISHOP and EMILY M. BISHOP, husband and wife** , GRANTOR, and **DAVID NAUGLE, an unmarried man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Unit M-2 in Building M on the Plan of Lake Chateau Condominiums of record in Book 6250, Pages 607, 608, 609 and 610, Register's Office for Davidson County, Tennessee, as amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description. (This unit was formerly referred to as Apartment 2, Building M, a horizontal property regime on the Plan of Lake Chateau, Section 1 of record in Book 4675, Page 41 thru 44 as amended in Book 5050, Pages 2 thru 4, said Register's Office.)

BEING the same property conveyed unto James M. Bishop and wife, Emily M. Bishop, herein by Warranty Deed from Forrest F. Reeves and wife Dorothy Reeves, recorded on April 6, 1999, in Book 11417, Page 706, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2001, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 6250, Pages 607-610; Restrictive Covenants of record in Book 6639, Page 468, as amended in Book 7367, Page 272; Master Deed as of record in Book 4756, Page 743, as amended in Book 10322, Page 682; Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions, Bylaws, Charter and Joinder Agreements of record in Book 6639, Page 468, Book 6639, Page 548, Book 6870, Page 491, Book 6691, Pages 308 & 314, as amended in Book 7025, Page 380, Book 7367, Page 272, said Register's Office; Storm Water Detention Agreement of record in Book 6551, Page 291 and 765, said Register's Office; Easement of record in Book 4077, Page 604, said Register's Office; Right of way Easement and option of record in Book 6651, Page 23 and Book 6599, Page 291, said Register's Office; Easement of record in Book 5071, Page 277, said Register's Office; T.V.A. Easements or record in Book 1298, Page 133, Book 1224, Page 253, Book 1303, Page 25 and in Book 1237, Page 944, said Register's Office; By-laws as of record in Book 4756, Page 743, as amended in Book 5708, Page 781; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

James M Bishop
JAMES M. BISHOP
Signature of Seller

Emily M. Bishop
EMILY M. BISHOP
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES M. BISHOP and EMILY M. BISHOP, husband and wife**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **January, 2001.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

Name and Address of Property Owner:

DAVID NAUGLE
204 LAKE CHATEAU DRIVE
HERMITAGE, TENNESSEE 37076

Property Address:

204 LAKE CHATEAU DRIVE
HERMITAGE, TENNESSEE 37076

Person Responsible for Taxes:

NORTH AMERICAN MORTGAGE COMPANY
12701 FAIR LAKES CIRCLE, SUITE 600
FAIRFAX, VA 22033

Parcel #:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$96,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **January, 2001.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076