FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/01 15:12 2pgs
Fees:11.00 Taxes:405.34

20010307-0021734

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 109,550.00

Bonnie Rene Marcum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF March 20 01

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: March 29, 2003 3/24/01
(AFFIX SEAL)

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
Bonnie Rene Marcum	New Owner	MAP #97-8-0-A
(NAME)	(NAME)	
284 Lake Chateau Drive		PARCEL #112CO
(ADDRESS)	(ADDRESS)	
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, Paul R. Peninger and wife, Alisa M. Peninger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnie Rene Marcum, 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 Apt./Unit Number U-4 on the Plan of Lake Chateau Condominiums of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Paul R. Peninger and wife, Alisa M. Peninger by deed from NP Builders, a Tennessee Partnership, of record in Book 11110, Page 210, 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 6639, Page 468; Book 4256, Page 743; Book 6639, Page 548; Book 10322, Page 682; Book 5819, Page 432; Book 5708, Page 781; Book 10753, Page 271 and 275; Book 6691, Page 308; Book 5718, Page 988; Book 7025, Page 380; Book 7367, Page 272; Book 4756, Page 761, said Register's Office.

This conveyance is made subject to: (1) 2001 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 Book 7025, Page 380 and Book 7367, Page 272, said Register's Office; and (3) Storm Water Easement of record in Book 6551, Page 765; Ingress/Egress Easement in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 284 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 our hand s this 5th day of March, 20 01

Paul R. Peninger By Patricia Nichols ATTY/IN FACT

Alisa M. Peninger By Patricia Nichols ATTY/IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kurt J. Steckel, 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 on behalf of Paul R. Peninger and wife, Alisa M. Peninger as their Attorney in Fact as the free act and deed of the within named Paul R. Peninger and wife, Alisa M. Peninger.

Witness my hand and official seal at Nashville, Tennessee the 26th day of February, 2001.

My Commission Expires: ~~3/29/03~~ 3/24/01

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

5071, Page 277; Utility Easements in Book 4077, Page 604; Book 1298, Page 133; Book 1224, Page 253; Book 1303, Page 25; Book 1237, Page 944, said Register's Office.

Power of Attorney being recorded simultaneously herewith.