This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 06/26/02 14:29 3pgs
Fees:18.00 Taxes:292.30
20020626-0077006

ADDRESS NEW OWNER:
Larry O. Hall
186 Lake Chateau Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **97-8-A**
GROUP
PARCEL **65.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. Marco,** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Larry O. Hall and wife, Melba L. Hall,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. L-5, in the Lake Chateau Condominium Section 1, of record in Plat Book 4675, page 41 thru 44, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Michael W. Marco, unmarried by deed from Faye H. Gross dated November 30, 1995, of record in Book 9877, page 924, Register's Office for Davidson County, Tennessee. Jacqueline Marco, wife of Michael W. Marco, joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 186 Lake Chateau Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 97-8-A, Parcel 65.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 andvalorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. Of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also 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, contained in the Master Deed Establishing a Horizontal Property Regime of Lake Chateau, of record in Book 4756, page 743, Book 4756, page 761, Book 5708, page 781, Book 6639, page 548, Book 7025, page 380, Book 5718, page 988, Book 5819, page 432, Book 6691, page 308, Book 6639, page 468, and Book 6691, page 314, Register's Office for Davidson County, Tennessee. The mortgage policy to be issued in connection with this Commitment shall provide that said restrictive covenants have not been violated, and that violation will not result in reversion or forfeiture of title.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4675, page 41 thru 44, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantor does covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said s, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 13th day of June, 2002.

Michael W. Marco

Jacqueline Marco

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael W. Marco and wife, Jacqueline Marco** the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2002.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $79,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day
of June, 2002.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE