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Davidson County DEEDWARR
Recvd: 01/29/03 13:03 4pgs
Fees:23.00 Taxes:86.95
20030129-0012184

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (EWB)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul Chodniewicz 305 Logan Circle Franklin, TN 37067	Same	Map 135-14-A Parcel 206

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHICKERING DEVELOPMENT COMPANY, a Tennessee corporation ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto PAUL CHODNIEWICZ ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 206, on the Plan of Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat Book 8250, page 842, as amended of record by Amendment to Final Plat in Record in Book 10890, page 215 and Book 11114, page 958, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Chickering Development Company, by Deed of record in Book 10126, page 835, Register's Office for Davidson County, Tennessee.

The source of this description is the aforesaid plat of record.

This is unimproved property known as Lot 206, Pinnacle Point Subdivision, Phase Five.

Said property is conveyed subject to the following matters:

1. Covenants, conditions and restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act", Tennessee Code Annotated and as set forth in the Master Deed of record in Book 7032, page 730, Register's Office for Davidson County, Tennessee, with Certificate of Correction of Acknowledgment and Oath recorded in Book 7065, page 959; amended in Book 7067, page 739; the Supplement and Amendment recorded in Book 10097, page 390 was declared null and void by Nullification of Supplement and

Amendment recorded at Instrument No. 20010504-0046047; all of the foregoing documents being of record in the Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictive Covenants of record at Instrument No. 20010504-0046048, of said Register's Office.

3. Restrictions, of record in Book 6405, page 169, said Register's office.

4. Articles of Incorporation of Pinnacle Point Homeowner's Association, Inc., of record in Book 7058, page 234, said Register's office.

5. Storm Water Detention Agreement of record in Book 10752, page 463, said Register's Office.

6. Easements as shown on Plat of record in Book 6250, page 92, 93 & 94, said Register's office.

7. All matters shown on Plat recorded in Book 8250, page 842, as amended in Book 10890, page 215 and Book 11114, page 958 said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 21st day of January, 2003.

CHICKERING DEVELOPMENT COMPANY

By: _____
E. Warner Bass, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, E. Warner Bass, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Chickering Development Company, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 21st day of January, 2003.

Anne McCarthy

Notary Public

My Commission Expires: May 29, 2005

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $23,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of January, 2003.

Notary Public

My Commission Expires: May 29, 2005