This instrument prepared by
Austin Peay, VII, Attorney
Clarksville, TN 37040

Davidson County DEEDWARR
Recvd: 08/07/03 09:22 3pgs
Fees:18.00 Taxes:244.66
20030807-0112429

GRASSLAND FINANCIAL SERVICES, INC.

TO: SPECIAL WARRANTY DEED

GARY L. NELSON

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRASSLAND FINANCIAL SERVICES, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto GARY L. NELSON, a single person, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land located in Davidson County, Tennessee, as follows:

> Being Unit No. 4 of Building L in the Horizontal Property Regime of Lake Chateau (Section 1) as shown on the Plat of same of record in Book 4675, page 41 through 44, Register's Office for Davidson County, Tennessee, together with the carport and storage area attached to said unit, said deed being recorded simultaneously herewith, to which said plat is made a part hereof and incorporated herein by reference. Map/Parcel 097.08.0A 064.00
>
> This being the same property conveyed to Grassland Financial Services, Inc., by deed of record at Instrument # 20030423-0054248, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters and things recorded on said subdivision plat and to Homeowner's Association By-Laws of record in plat Book 6250, Pages 607-610, amended in Book 7025, Pages 380-383, of said Register's Office, subject to the Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions, and By-Laws of record in Book 6639, Page 468 said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever.

GRANTOR does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any

manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto signed on this the 24th day of July, 2003.

GRASSLAND FINANCIAL SERVICES, INC.

Grassland Financial Services, Inc.

By: Dennis R. Spain, President

_____

GRANTOR

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Dennis R. Spain, the President (capacity) of GRASSLAND FINANCIAL SERVICES, INC., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that (s)he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 24th day of July, 2003.

_____
Notary Public

JULIE S. MAY NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires: 1-26-05

Name & Address of
Property Owner:

Gary L. Nelson
188 Lake Chateau Drive
Hermitage, TN 37076

Name & Address of Person
Responsible for Payment of
Taxes (if different)

Same

STATE OF TENNESSEE, DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 64,123.79, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Gary Nelson Subscribed and sworn to before me this the 25th day of July, 2003.

Patricia K Cotton
Notary Public

My Commission Expires: 1-27-07

