Davidson County DEEDWARR
Recvd: 08/07/03 09:26 2pgs
Fees:13.00 Taxes:332.63
20030807-0112430

GARY L. NELSON and wife,
ROBBIE NELSON

TO: D E E D

GREGORY D. KLINGLER

This Instrument Prepared By:
CUNNINGHAM, MITCHELL, PATTON PEAY, ROCCONI & PITTMAN
Austin Peay, VII
308 South Second Street
Clarksville, Tennessee 37040
(931) 552-1480

THIS DEED OF REALTY executed as of the date set out below by the Grantors, **Gary L. Nelson and wife, Robbie Nelson**, to the Grantee, **Gregory D. Klingler**,

W I T N E S S E T H:

THE Grantors have this day bargained and sold and do hereby transfer and convey unto the Grantee, and to his heirs and assigns forever, the following described real estate located in Davidson County, Tennessee,

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, to which said plat is made a part hereof and incorporated herein by reference.

This being the same property conveyed to Gary L. Nelson by deed of record in Instrument #20030809.0112429 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 real estate unto the Grantee, and to his heirs and assigns forever.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, have a perfect right to convey the same, that it is unencumbered, except as may herein be stated, and subject thereto, they will forever warrant and defend the title to said real estate to the Grantees, and to their heirs and assigns forever, against all lawful claims.

THE CONSIDERATION for this conveyance is a valuable cash consideration receipt of which is acknowledged by Grantors.

GRANTEE is the property owners and responsible for the payment of the real property taxes and whose address is 188 Lake Chateau Drive Hermitage, TN 37076. POSSESSION will be given with delivery of the deed.

Davidson County Tax Map # 19-097-08-0A-064.

IN WITNESS WHEREOF, the Grantors have hereunto signed on this 25th day of July, 2003.

Gary L. Nelson

Robbie Nelson

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said State and County, Gary L. Nelson and wife, Robbie Nelson, the within named bargainers 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 AND SEAL, of office, this 25th day of July, 2003.

Notary Public

My Commission Expires: 1-27-07

PATRICIA K. POTTS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TN

STATE OF TENNESSEE, DAVIDSON COUNTY
The undersigned, Grantees, or agent of the Grantees, or Trustee acting for the Grantees, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $89,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.
AFFIANT
Subscribed and sworn to before me this 25th day of July, 2003.
NOTARY PUBLIC
My Commission Expires: 1-27-07

PATRICIA K. POTTS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TN