FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/04 10:20 2pgs
Fees:13.00 Taxes:407.00
20040301-0022787

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Matthew Mayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 20 04

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(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
Matthew Mayes (NAME)	American Mortgage Network (NAME)	19-097.08-0A
142 Lake Chateau Drive (ADDRESS)	P.O. Box 85462 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	San Diego, CA 92186 (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, Michael E. Vickroy and wife, Barbara J. Vickroy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Mayes, 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. G-3 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominium Apartments, Section One, as of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, and Book 11012, Page 495, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael E. Vickroy and wife, Barbara J. Vickroy by deed from NPH Builders, dated July 3, 1997 and filed for record on July 14, 1997 in Book 10528, Page 87, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4756, Page 743; Book 5819, Page 432; Book 6639, Page 468; Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; Book 11012, Page 495; Book 4756, Page 761; Book 5708, Page 781; Book 5718, Page 988 and Book 6639, Page 54, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record

CONTINUED

unimproved ( )
This is improved (X) property, known as 142 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 26th day of February, 20 04

Michael E. Vickroy

Barbara J. Vickroy

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 Michael E. Vickroy and wife, Barbara J. Vickroy

the bargainor s, 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 official seal at Nashville, Tennessee, this 26th day of February 20 04

Commission expires January 29, 2005

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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

in Plat Book 6250, Page 607 as amended in Book 7025, Page 380, Book 7367, Page 272 and Book 11012, Page 495, said Register's Office; and (3) Easement of record in Book 1298, Page 33, Book 1224, Page 253 and Book 1237, Page 944; Storm Water Detention Agreement of record in Book 6551, Page 765; Ingress/Egress Easement of record in Book 5071, Page 277; South Central Bell Easement of record in Book 6599, Page 291 and Book 6651, Page 23; First Suburban Utility District Easement of record in Book 4914, Page 466; Southern Bell Telephone Easement of record in Book 4077, Page 604 and Assignment of Developoment Rights of record in Book 10836, Page 280 said Register's Office.