THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23639-11-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $121,000.00. Myrtle E. Harris Affiant Subscribed and sworn to before me this 18th day of November, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Dean W. Harris Myrtle E. Harris 105 Lake Chateau Drive Hermitage, TN 37076	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.097.08-0A Parcel No. 009.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grant V. Repass**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dean W. Harris and wife, Myrtle E. Harris** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Lake Chateau Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of November, 2004.

Grant V. Repass

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Grant V. Repass**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/23/04 15:47 2pgs
Fees:13.00 Taxes:447.70

20041123-0140593

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-3 on the Plan of Lake Chateau of record in Plat Book 6250, pages 607 thru 610, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6639, page 468, amended in Book 6691, pages 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, pages 271 and 275 and Book 11012, page 495, said Register's Office.

Being the same property conveyed to Grant V. Repass by deed dated February 2, 1998 from NPH Builders, a Tennessee partnership of record in Book 10824, page 123, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lake Chateau, of record in Book 6639, page 468, amended in Book 6691, pages 308 and 341, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, pages 271 and 275, and Book 11012, page 495;
2. All matters appearing on the Plan of record as Book 6250, pages 607 thru 610;
3. Easement of record in Book 5071, page 277;
4. Easement of record in Book 4077, page 604;
5. Easement to TVA of record in Book 2198, page 133, Book 1224, page 253, Book 1303, page 25 and Book 1237, page 944;
6. Easement to South Central Bell of record in Book 6651, page 23; and
7. Storm water detention agreement of record in Book 6551, page 765, Register's Office for Davidson County, Tennessee.