Davidson County DEEDQC
Recvd: 12/29/05 15:16 3 pgs
Fees:17.00 Taxes:0.00
20051229-0156371

THIS INSTRUMENT WAS PREPARED BY:
Larry B. Felts
211 Third Avenue, N.
Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reuben J. San Nicolas	Reuben San Nicolas	097-080-A-081.00
(NAME) 226 Lake Chateau Drive	(NAME) 226 Lake Chateau Drive	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Hermitage, TN 37076	Par:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.0

Phil Hopper - President
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2005.

Sherry Wade McDaniel
Notary Public

MY COMMISSION EXPIRES: _____

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We, Lake Chateau Homeowners Association, Inc., have bargained and sold and by these presents do hereby convey, release and forever quitclaim unto Reuben J. San Nicolas, an unmarried individual all of our right, title and interest in the following described tract of land in Davidson County, Tennessee as follows:

A condominium apartment in. Davidson County, Tennessee, being Apartment No. 3, Bldg. P. Of Lake Chateau, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 6250, page 607 and amended in Book 7025, page 380, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lake Chateau Homeowners Association, by Substitute's Trustees Deed of record in instrument number 20051019-0126158, said Register's Office.

This is improved property known as: 226 Lake Chateau Drive, Hermitage, TN 37076,

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand on this 10th **day of December, 2005.**

Lake Chateau Homeowners Association, Inc.

By: Phil Haynes President

Name and office held

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared PHIL HAYNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself {herself} to be PRESIDENT of Lake Chateau Homeowners Association, the within named bargainor, a corporation, and that she/he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself [herself] as PRESIDENT.

Witness my hand, at office in Nashville, Tennessee, this 10th day of December, 2005.

Notary Public

My commission expires: 3/22/08