THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25811-08-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $128,500.00. Fannie O. Jones Affiant Subscribed and sworn to before me this 25th day of August, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Fannie O. Jones 134 Lake Chateau Drive Hermitage, TN 37076	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.097.08-0A Parcel No. 025.00-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, **Randall W. Coleman, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fannie O. Jones, Unmarried** ("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 134 Lake Chateau Drive, Hermitage, TN 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 25th day of August, 2006.

Randall W. Coleman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Randall W. Coleman**, 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 25th day of August, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/05/06 15:28 2 pg
Fees:13.00 Taxes:475.45

20060905-0109556

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E-1, together with carport designated No on the Plan of Lake Chateau, of record in Plat Book 6250, pages 607 through 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 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 in Book 11012, page 495, said Register's Office.

Being the same property conveyed to Randall W. Coleman and Martha P. Coleman by Warranty Deed dated November 21, 2003 from Louella J. Bishop, Unmarried of record in Instrument No. 20031125-0171252, Register's Office for Davidson County, Tennessee.
Quitclaim S.O.T. to Randall W Coleman 20060905010 9555

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Lake Chateau Homeowners' Association of record in Book 6870, page 491, Register's Office for Davidson County, Tennessee.
3. 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 Condominiums, 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 in Book 11012, page 495, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, pages 607 through 610, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 5071, page 277, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 4077, page 604, Register's Office for Davidson County, Tennessee.
8. Easement to TVA of record in Book 2198, page 133, Book 1224, page 253, Book 1303, page 25 and Book 1237, page 944, Register's Office for Davidson County, Tennessee.
9. Easement to South Central Bell of record in Book 6651, page 23, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6551, page 765, Register's Office for Davidson County, Tennessee.