AC4-JI
#C4-JS-14404

30446

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Address New Owner as follows:	Send tax bills to:	Map-Parcel No.:
Timber Lake Associates c/o Ledford Securities, Inc. Suite 400, St. Cloud Corner Nashville, Tennessee	Timber Lake Associates c/o Ledford Securities, Inc. Suite 400, St. Cloud Corner Nashville, Tennessee	108-137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable considerations, cash in hand paid by TIMBER LAKE ASSOCIATES, a Tennessee general partnership, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, ELM HILL BUILDERS, INC., a Tennessee corporation, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Units No. 120, 121, 122, 123, 124, 125, 161, 162, 163, 164, 165, 166, 167, 168, 169, and 170, of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.
>
> Being part of the same property conveyed to Grantor by deed from Priest Lake Limited Partnership, a Tennessee Limited Partnership, of record in Book 5925, Page 984, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for Timber Lake Homeowners' Association, of record in Book 6549, page 475, and its attendant By-Laws, as amended, in said Register's Office.

Grantor does hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

This conveyance is given subject to:

1. 1985 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the Condominium Plat, of record in Book 6250, page 219, Register's Office for Davidson County, Tennessee; the easement for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee; and the Plan in Book 5200, page 342, Register's Office for Davidson County, Tennessee.

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

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and that the same is unencumbered except as herein set forth.

AND GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, its successors and assigns, against the lawful claims of of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 21st day of August, 1985.

ELM HILL BUILDERS, INC.,
A Tennessee Corporation

BY: Eugene P. Davis, President
EUGENE P. DAVIS
President

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 EUGENE P. DAVIS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of ELM HILL BUILDERS, INC., the bargainor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee on this the 21st day of August, 1985.

Notary Public
NOTARY PUBLIC

My commission expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $708,000.00.

Thomas E. Ledford
AFFIANT By: Mary P. Ledford Attorney in fact

Sworn to and subscribed before me this the 21st day of August, 1985.

Barbara Leggett
NOTARY PUBLIC

My commission expires: 11-1-87

This instrument was prepared by:
Carter Andrews, Attorney
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

32003
IDENTIFICATION REFERENCE
AUG 28 9 27 AM '85
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

708000.00- CAMT.
1840.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1847.30-
1566A08/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32003

IDENTIFICATION REFERENCE

Aug 28 9 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167430