t132:11/19/85

BOOK 6753 PAGE 273

FROM: Timber Lake Joint Venture,
a Tennessee joint venture
TO: Sara Jane Marquardt

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:

Sara Jane Marquardt
86 Timberway Circle
Nashville, Tennessee 37214

Send Tax Bills to: Same

Map-Parcel No. 108-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,900.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 1985.

Notary Public

My Comm. Expires: 1-19-88

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Timber Lake Joint Venture, a Tennessee joint venture, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Sara Jane Marquardt, herein called "GRANTEE", its successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as Unit 86, Timber Lake Condominiums.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, 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 its hand this 19th day of November, 1985.

TIMBER LAKE JOINT VENTURE, a
Tennessee joint venture

BY: Timber Lake Associates, a
Tennessee general partnership,
Manager

BY: Thomas E Ledford
Thomas E. Ledford, partner
and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas E. Ledford, with whom I am personally acquainted, and who upon oath acknowledged himself to be a partner in and Manager of Timber Lake Associates, a Tennessee general partnership, the Manager of Timber Lake Joint Venture, a Tennessee joint venture, the within named bargainor, and that he as such partner in and Manager of Timber Lake Associates, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Timber Lake Joint Venture by Timber Lake Associates as Manager, by himself as partner and Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 19th day of November, 1985.

NOTARY PUBLIC

My Commission Expires:

1-19-88

EXHIBIT A

Being Unit No. 86, 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 Unit 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.

The above conveyance is made subject to the following exceptions:

1. 1986 Metropolitan Government taxes, a lien but not yet due and payable
2. Master Deed and Bylaws of Timber Lake Condominium of record in Book 6549, page 475, said Register's Office.
3. All matters shown on the Plat of Timber Lake PUD as of record in Book 6250, page 219, said Register's Office.
4. Deed of Trust from Timber Lake Joint Venture to Security Federal Savings and Loan Association of record in Book 6700, page 114, Register's Office for Davidson County, Tennessee.
5. Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.
6. Easement for Television Cable from Timber Lake Condominium Association, Inc., Elm Hill Builders, Inc. and Timberlake Associates to Elm Hill Builders, Inc. of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Timber Lake Joint Venture by deed from Elm Hill Builders, Inc., a Tennessee corporation, of record in Book 6700, page 81, Register's Office for Davidson County, Tennessee.

The Grantor's power of conveyance is established of record in Book 6713, page 722, et seq. said Register's Office.

IDENTIFICATION REFERENCE

JAN 2 9 08 AM '86

FELIX Z. WINSCHITL REGISTER
DAVIDSON COUNTY, TN

MAIL ENV

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

59200.00- CAPT.
155.74 CSTAX
.50 PRFE
2.00 MORT
CHECK 158.24-
1950A01/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 5 5 6

IDENTIFI REFERENCE

JAN 2 9 08 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 206802