File 46

FROM: Elm Hill Builders,
a Tennessee corporation
TO: Molly Raine Wagner

This instrument prepared by:
John M. Jordan, Attorney
4235 Hillsboro Road
Nashville, Tennessee 37215

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.
Molly Raine Wagner	Security Federal	108, part of 137
137 North Timber Drive	4235 Hillsboro Road	Field Book No.
Nashville, Tennessee 37214	Nashville, TN 37215	3D 73700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $63,900.00.

Molly Raine Wagner
Affiant

Subscribed and sworn to before me, this the 27 day of March, 1986.

Yvonne S. Abernathy
Notary Public

My Commission Expires: 1-21-90

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 Molly Raine Wagner, herein called "GRANTEE", a single person, her 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 improved property is known as 137 North Timber Drive.

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 convenant with the said GRANTEE that it is lawfull 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, successor, 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 27th day of March, 1986.

8881.0

IDENTIFICATION REFERENCE

APR 4 10 00 AM '86

ELM HILL BUILDERS,
a Tennessee corporation

By: Eugene P. Davis
Eugene P. Davis, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared 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 president (or other officer authorized to execute the instrument) of the Elm Hill Builders, Inc., the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27 day of March, 1986.

Yvonne S. Abernathy
Notary Public

My Commission Expires: 1-21-90

EXHIBIT "A"

Being Unit No. 32, of Timber Lake Condominum 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, and by Instrument of Clarification at Book 6561, page 141, 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.

Being part of the same property conveyed to Elm Hill Builders, Inc., by deed from Priest Lake Limited Partnership, a Tennessee Limited Partnership of record in Book 5925, page 964, Register's Office, Davidson County, Tennessee.

The above conveyance is made subject to the following exceptions:

1. 1986 Metropolitan Government taxes, a lien but not yet due and payable.

2. All matters shown on the Plan of record in Book 5200, page 342, said Register's Office including the dedication of a public utility and drainage easement.

3. Master Deed and Bylaws of Timber Lake Condominium of record in Book 6549, page 475, said Register's Office.

4. All matters shown on the Plat of Timber Lake PUD as of record in Book 6250, page 219, said Register's Office.

5. Deed of Trust from Timber Lake Joint Venture to Security Federal Savings and Loan Association of record in Book 6700, page 175, Register's Office for Davidson County, Tennessee.

6. Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.

7. Easement for Television Cable from Timber Lake Condominum 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.

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

63900.CO- CAMT.
166.14 CSTAX
.60 PRFEE
9.00 WDEED
CHECK 175.74-
9B59A04/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8881.0

IDENTIFICATION REFERENCE

APR 4 10 00 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 234022