This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8871 PAGE 9

ADDRESS NEW OWNER:
Eloise W. Ferguson
101 North Timber Trail
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
1945 The Exchange
Atlanta, Georgia 30339

MAP AND PARCEL:
Map 108-7
Group B
Parcel 3CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tina Colette Page, now Hatley**, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Eloise W. Ferguson**, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A tract or parcel of land situated and lying in Davidson County, State of Tennessee, described as follows to wit:
>
> Being Unit Number 3, Building A, of Timberland Condominiums, of record in Master Deed recorded 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 the Master Deed.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Tina Colette Page, now Hatley, a single person, by deed from Third National Bank in Nashville, dated February 23, 1990, as of record in Book 8052, page 278, Register's Office for Davidson County, Tennessee.

This is improved property known as 101 North Timber Trail, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants, Master Deed and By-Laws affecting the property herein conveyed, as evidenced by an instrument of record in Book 6549, page 475, Book 6549, page 520, and Instrument of Clarification of record in Book 6561, page 141, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to an easement for sanitary sewers and/or storm drainage, as evidenced by an instrument of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to an easement for cable television of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to an easement for utility lines of record in Book 7097, page 120 and Book 7097, page 154, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5200, page 342 and Book 6250, page 219, said Register's Office.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantee.

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantor harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to SunTrust Mortgage, Inc., commencing with the payment due on March 1, 1993, and which mortgage indebtedness is evidenced by an instrument of record in Book 8052, page 282, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eloise W. Ferguson, a single person, her heirs and assigns, forever; and I, Tina Colette Page Hatley, a single person, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of February, 1993.

Tina Colette Page Hatley
Tina Colette Page Hatley

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Tina Colette Page, now Hatley**, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 22nd day of February, 1993.

Patricia M. Swin
NOTARY PUBLIC

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 38,358.70.

Eloise W. Ferguson
AFFIANT

Subscribed and sworn to before me
this 22nd day of February, 1993.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: February 3, 1997

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

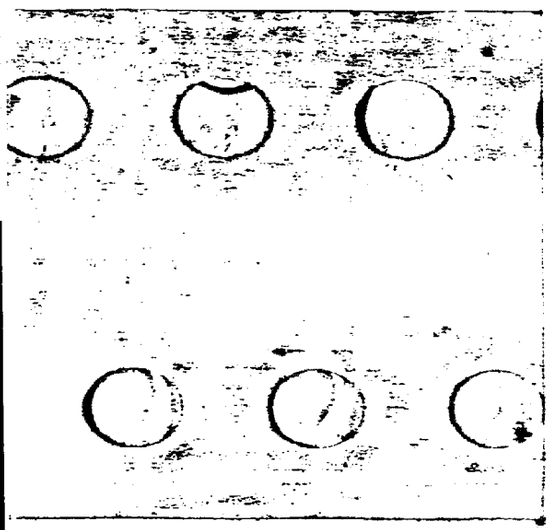
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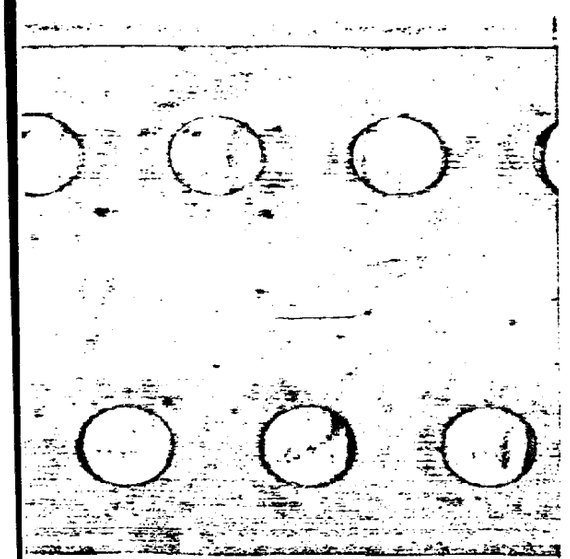
9 4 5 7 6.

IDENTIFICATION REFERENCE:

FEB 23 9 07 AM '93

LEE Z. WILSON II 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

CAMT	38358.70
CON TX	142.08
PRFEE	1.00
WDEED	12.00
TOTAL	155.08
CHECK	155.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 6089

9 4 5 7 6

IDENTIFICATION REFERENCE

FEB 23 9 07 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 623709