4780

Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, #105
Nashville TN 37238
00271521

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Thomas Edwin Leak (NAME)	First Security Bank (NAME)	Map 108-07B
309 Timberway Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 305171 (STREET ADDRESS)	Parcel 115 Co
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, Tn. 37230-5171 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100----------
----------($10.00)---------- Dollars,

paid by the Grantee herein, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

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First Security Bank of Tennessee

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas Edwin Leak, unmarried,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. 115 of Timber Lake Condominiums 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 Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to First Security Bank of Tennessee by Trustee's Deed from Union Title Company, Inc., Substitute Trustee, of record in Book 8881, page 418, Register's Office for Davidson County, Tennessee.

69052

IDENTIFICATION REFERENCE

93 OCT 1 AM 9:0 REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me this the 30th day of September 19 93

Affiant Thomas Edwin Leak

My commission expires: 1-23-94 (Affix Seal)

Notary Public Charlene Sharpe

unimproved ( )
This is improved (X) property, known as 309 Timberway Circle, Nashville TN 37214
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on reverse hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30th day of September, 19 93, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST SECURITY BANK OF TENNESSEE

BY: F. M. Puryear
F. M. Puryear

Title: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* F. M. Puryear, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Vice President *of the* First Security Bank of Tennessee, *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President

Witness my hand and seal, at office in Nashville, TN, *this* 30th *day of* September, *19*93.

Charlene Stamps *Notary Public*

Commission expires 1-23-94

Encumbrances:

1. Taxes for 1993 and subsequent years.
2. Plan of record in Book 5200, page 342, Register's Office for Davidson County, Tennessee, dedicates a public utility and drainage easement which affects a portion of property.
3. Easement for sanitary sewers and/or storm drainage of record in Book 5856, page 80, in said Register's Office.
4. Limitations and conditions imposed by the Horizontal Property Act, as set out in T.C.A. Sec. 64-2701, et seq.
5. Terms, provisions, covenants, conditions, easements and rights established by Master Deed and By-Laws for Timber Lake Condominiums, of record in Book 6549, page 475, and by Instrument of Clarification in Book 6561, page 141, said Register's Office.
6. Matters shown on Plan of record in Book 6250, page 219, in said Register's Office.
7. Easement for television cable of record in Book 6587, page 204, in said Register's Office.

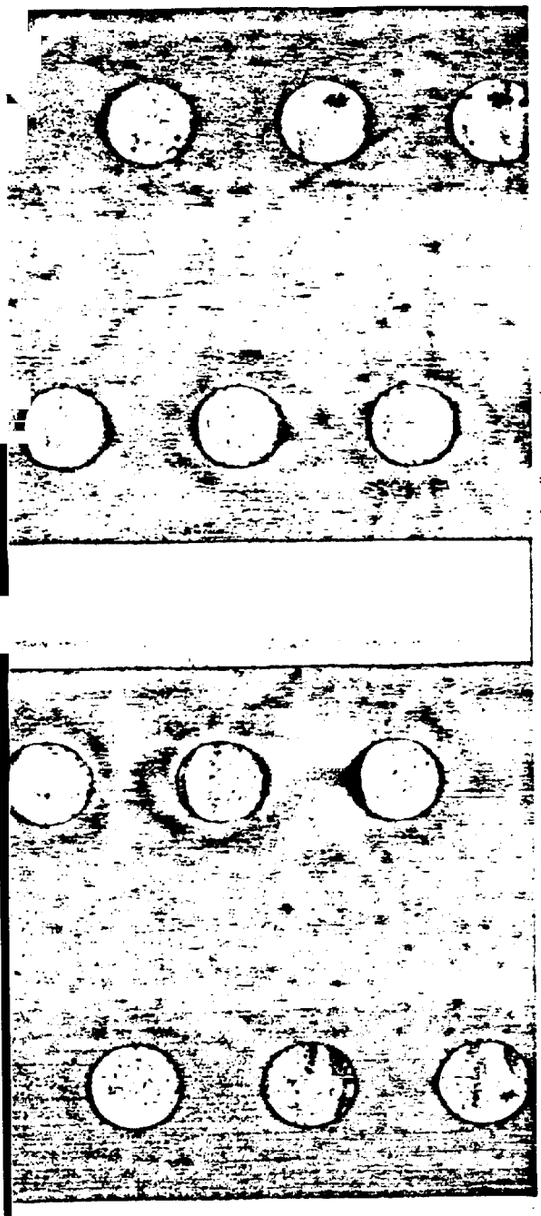
WARRANTY DEED

FROM
First Security Bank of Tennessee

TO
THOMAS EDWIN LEAK, single

6434 10/01 0101 CHECK 160.70

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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	~~41000.00~~
			CON TX	151.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	160.70
			CHECK	160.70
10/01/93	01	09:03	0001	6434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69052 IDENTIF. & REFERENCE

93 OCT 1 AM 9:01

REGISTER
DAVIDSON COUNTY, TN.

No. 704356