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

BOOK 9769 PG 355

ADDRESS NEW OWNER:
Andrew M. Bonnell etux, et al
247 Timberway Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
First Tennessee Bank National Association
1615 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
Map 108-7
Group B
Parcel 143.CO

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, we, **James M. Rollins and wife, Laetitia A. Rollins,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew M. Bonnell and wife, Mitzi M. Bonnell and Bonita Bonnell and husband, Richard Bonnell,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Unit No. 143 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 Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhbiit "A-2" of said Master Deed for a more complete indentification and description of such Unit.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to James M. Rollins and wife, Laetitia A. Rollins by deed from Timber Lake Joint Venture, a Tennessee joint venture, dated December 31, 1986, as of record in Book 7091, page 925, Register's Office for Davidson County, Tennessee.

This is improved property known as 247 Timberway Drive, 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 Covenant, Master Deed, Instrument of Clarification, By-Laws, Charter of Home Owner's Association, as affecting the property herein conveyed, as evidenced by instruments of record in Book 6549, page 475, amended in Book 7153, page 617, Clarification in

Book 6561, page 141, By-Laws in Book 6549, page 520, and Charter for Homeowner's Association in Book 6546, page 947, 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 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 television cable granted to Elm Hill Builders, Inc., of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to the limitations and conditions imposed by the Horizontal Property Act, as set out in Tennessee Code Annotated, Section 66-27-101, et seq.

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

This conveyance is also made subject to the Plan of record in Book 5200, page 342, Register's Office for Davidson County, Tennessee.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew M. Bonnell and wife, Mitzi M. Bonnell and Bonita Bonnell and husband, Richard Bonnell, their heirs and assigns, forever; and we, James M. Rollins and wife, Laetitia A. Rollins, do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

[redacted]

Witness our hands this the 16th day of August, 1995.

James M. Rollins
James M. Rollins

Laetitia A. Rollins
Laetitia A. Rollins

BOOK 9769 PG 357

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James M. Rollins and wife, Laetitia A. Rollins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 16th day of August, 1995.

Patricia M. Dunn
NOTARY PUBLIC

PATRICIA M. DUNN 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 $ 49,900.00.

Affiant

AFFIANT

Subscribed and sworn to before me
this 16th day of August, 1995.

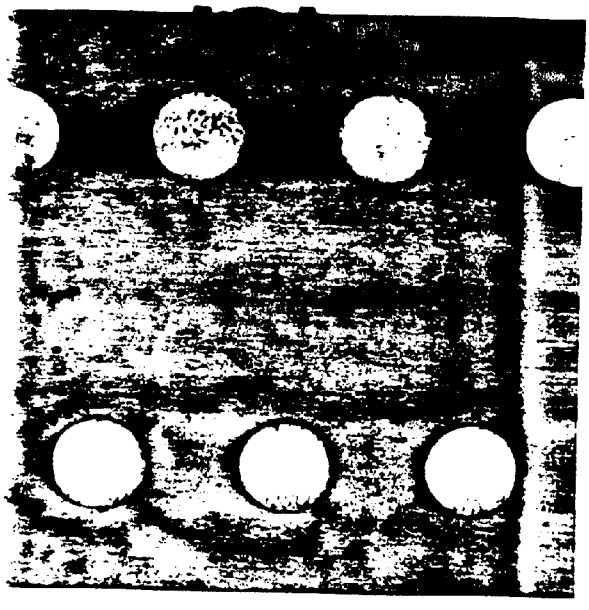
Patricia M. Dunn
NOTARY PUBLIC
My Commission Expires: February 3, 1997

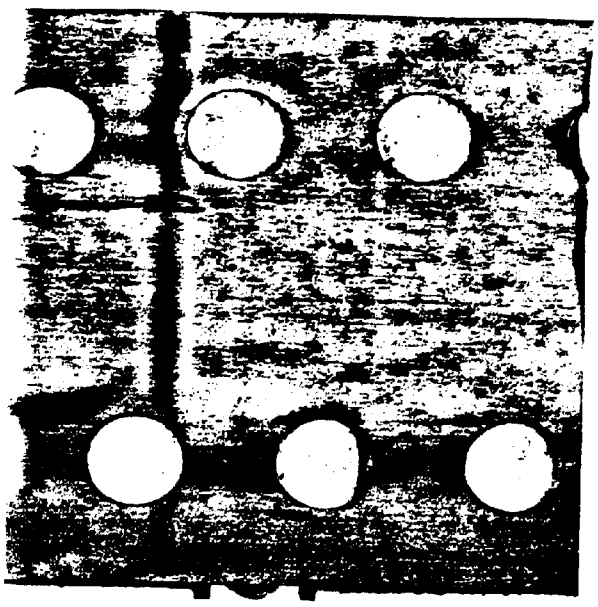
PATRICIA M. DUNN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

00091800
IDENTIF. & REFERENCE

95 AUG 22 AM 9:50
REGISTER
DAVIDSON CO., TN.

1853 08/22 0101 03CHECK 197.53





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9769 PG 358

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 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 12.00
TOTAL 197.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 197.63

08/22/95 01 09:52 0001 4983

0091800
IDENTIF. ↑ REFERENCE

95 AUG 22 AM 9:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 943939