File #109

BOOK 10246 PG 566

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 27, 1999

STATE OF TENNESSEE 7140
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 96.

Notary Public

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan A. Sims	Sunbelt Natioinal Mortgage	108-7-B-141 CO
(NAME)	(NAME)	
243 Timberway Drive	111 Westwood Place, Ste. 109	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Luis M. Batero and wife, Margarita Botero

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan A. Sims, a single woman

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:

See exhibit A attached hereto and made a part hereof.

IDENTIFICATION REFERENCE 0242663

96 NOV -1 PM 3:13

FELIX A. ... REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 243 Timberway Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hand s this 30th day of October, 19 96.

Luis M. Batero

Margarita Botero

File No.: 7140

ATTACHMENT

BEING Unit No. 141 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 said Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to Luis M. Batero and wife, Margarita Botero by deed from Timber Lake Joint Venture, filed of record in Book 7101, page 562, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:

1. Matters as shown on the Plan of record in Book 5200, page 342, said Register's Office.
2. Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.
3. Limitations and Conditions imposed by the Horizontal Property Act, as set out in Tennessee code Annotated, Section 66-27-101, et seq.
4. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed and By-Laws for Timber Lake Condominiums, filed of record in Book 6549, page 475, and by instrument of Clarification filed in Book 6561, page 141, said Register's Office.
5. Matters as shown on the Plat of Timber Lake Condominiums, of record in Book 6250, page 219, said Register's Office.
6. Easement for Television Cable granted to Elm Hill Builders, Inc., of record in Book 6587, page 204, said Register's Office.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7142

BOOK 10246 PG 568

STATE OF ~~TENNESSEE~~/ FLORIDA
COUNTY OF ~~DAVIDSON~~ PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Luis M. Botero and wife, Margarita Botero

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ St. Petersburg, Fl. ~~Tennessee~~, this 30th day of October, 1996.

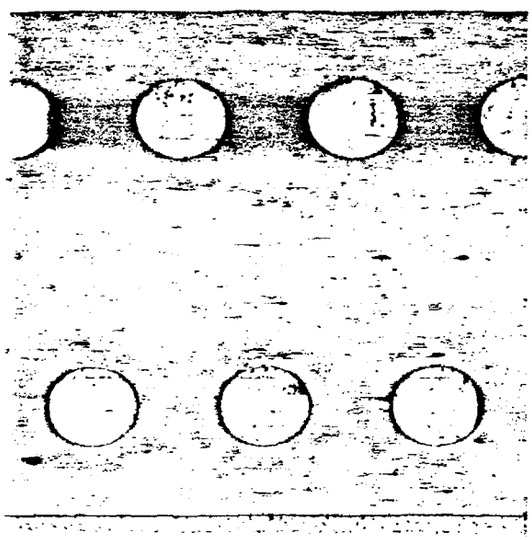
My commission expires

FRANK J. MALOWANY JR.
MY COMMISSION # CC 516065
EXPIRES: December 27, 1999
Bonded Thru Notary Public Underwriters

Notary Public

FRANK J. MALOWANY JR

7092 11/01 0101 03CHECK 214.65





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10246 PG 569

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 54500.00
				CON TX 201.65
				PRFEE 1.00
				WDEED 12.00
				TOTAL 214.65
				CHECK 214.65
		11/01/96	01	15:16 0001 7092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242663
IDENTIF. # REFERENCE

96 NOV -1 PM 3:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1084030