File Box 29

BOOK 10249 PG 688

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

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 7142
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 27, 1999

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
Janet F. Flanagan	FT Mortgage Companies d/b/a Sunbelt National Mortgage	
(NAME)	(NAME)	
512 Frankfort Drive	111 Westwood Place, Ste. 109	108-07-0-B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	137.00
Hermitage, TN 37076	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. Botero and wife, Margarita Botero

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet F. Flanagan, and husband, Hollis R. Flanagan

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.

024550
IDENTIFICATION REFERENCE

96 NOV -5 AM 8:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 235 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 hands this 30th day of October, 19 96.

Luis Botero
Luis M. Botero

Margarita Botero
Margarita Botero

File No.: 7142

BOOK 10249 PG 689

ATTACHMENT

BEING Unit No. 137 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 Timber Lake Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to Luis M. Botero and wife, Margarita Botero by deed from Timber Lake Joint Venture, filed of record in Book 7101, page 581, 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, said Register's Office.
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, covneants, conditions, easements and rights established by and contained in the Master Deed and By-Laws for Timber Lake condominiums, filed for record in Book 6549, page 475, and by Instrument of Clarification of record 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, Register's Offic4e for said County.
6. Easement for Television Cable granted to Elm Hill Builders, Inc. of record in Book 6587, page 204, said Register's Office.

7142

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

BOOK 10249 PG 690

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, 19 96.

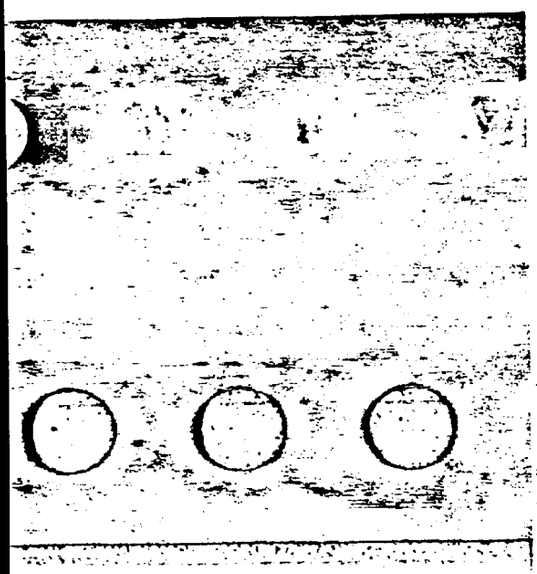
My commission exp

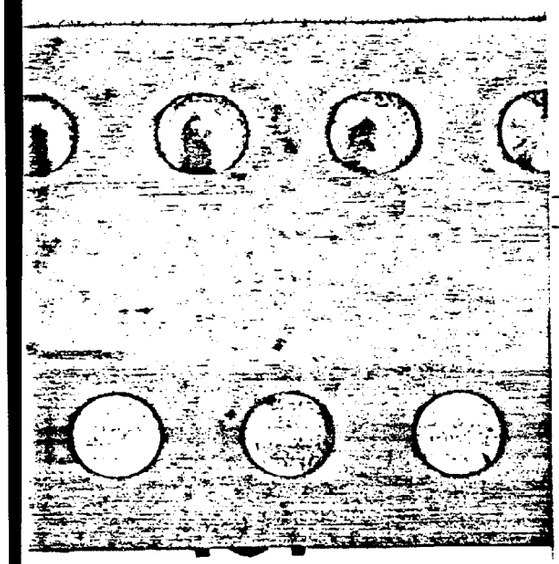
FRANK J. MALOWANY JR.
MY COMMISSION # CC 516065
EXPIRES: December 27, 1999
Bonded Thru Notary Public Underwriters

Notary Public
FRANK J. MALOWANY JR

3015 11/05 0101 03CHECK 203.55

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____ BOOK 10243 PG 691

FOR _____

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 51500.00
				CON TX 190.55
				PRFEE 1.00
				WDEED 12.00
				TOTAL 203.55
				CHECK 203.55
11/05/96	01		08:49 0001 8015	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243550
IDENTIF. ↑ REFERENCE

96 NOV -5 AM 8:48

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1084943