BOOK 10277 PG 87

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

James Wayne Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NFTB-96-3732
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wayne Keith (NAME)	FT Mortgage Companies d/b/a (NAME)	108-7-B-76
205 Timberway Drive (ADDRESS)	8001 Stemmons Freeway (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75247 (CITY) (STATE) (ZIP)	

FOR AND 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, David Bean and wife, Jennifer Box Bean

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Wayne Keith, unmarried

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. 76 of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Addotated, and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, 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 Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete indentification and description of said units.

Being the same property conveyed to Jennifer Box, now known as Jennifer Box Bean, by deed from Security Federal Savings and Loan Association of Nashville of record in Deed Book 8022, page 681, Register's Office for said County.

This conveyance is subject to the following exceptions:

The plan of record in Book 5200, page 342, said Register's Office, dedicates a public utility and drainage easement which affects a portion of this property. The Plan of record in Book 6250, page 219, said Register's Office shows certain setback lines, utility and drainage easements.

Easements for Sanitary Sewers and/or storm drainage of record in Book 5856, page 80, said Register's Office.

Terms, provisions covenants, conditions, easements and rights established by and contained in the Master Deed and By-Laws of Timber Lake Condominiums, filed

CONTINUED

unimproved ( )
This is improved (X) property, known as 205 Timberway Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 25th day of November 19 96

David Bean

Jennifer Box Bean

BOOK 10277 PG 88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Bean and wife, Jennifer Box Bean

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, Tennessee, this 25th day of November, 19 96.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

for record in Book 6549, Page 475, said Register's Office and by Instrument of Clarification at Book 6561, Page 141, said Registers' Office.

Easement for television cable granted to Elm Hill Builders, Inc., of record in Book 6587, Page 204, said Register's Office.

Easement for water main of record in Book 7097, Page 154, said Register's Office.

Easement for sewer of record in Book 7097, Page 154, said Register's Office.

David Bean, husband of Jennifer Box Bean, joins in this conveyance for the purpose of conveying any marital interest he may have in said property.

This conveyance is subject to any and all existing easements and restrictions of record.

0905 12/03 0101 03CHECK 42.10

025654

IDENTIF. & REFERENCE

96 DEC -3 AM 8:29

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

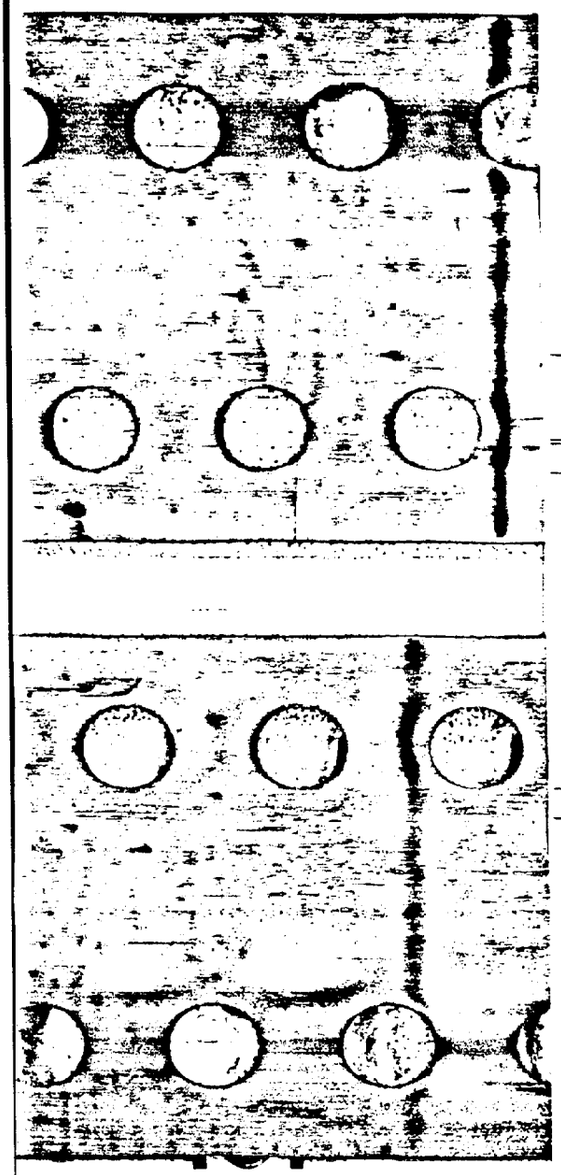
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10277 PG 89

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	6300.00
			CON TX	233.10
			PRFEE	1.00
			MTGTX	8.00
			TOTAL	242.10
			CHECK	242.10
12/03/96	01	08:28	0001	0905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02516S4
IDENTIF. & REFERENCE

96 DEC -3 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093576