Davidson County DEEDWARR
Recvd: 11/08/00 12:12 2pgs
Fees:11.00 Taxes:1156.25
20001108-0111059

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17575

STATE OF TENNESSEE:
COUNTY OF Davidson:

The actual consideration or value, whichever is greater, for this transfer is: $312,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of November, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KIMMO TIMONEN 920 Cherry Plum Court Nashville, Tennessee 37215	NEW OWNER	MAP 131-6-H PAR 28.00CO FB 7DA93285

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LISA W. KETNER AND HUSBAND, DAVID O. BUFFINGTON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KIMMO TIMONEN , MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 920 Cherry Plum Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

David O. Buffington, spouse of Lisa W. Ketner joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Lisa W. Ketner.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November, 2000.

LISA W. KETNER

DAVID O. BUFFINGTON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LISA W. KETNER AND DAVID O. BUFFINGTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2000.

Notary Public

My Commission Expires: 11/29/03

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Phase 2 Village of Cherry Glen, as of record in Plat Book 9700, page 322, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa W. Ketner, unmarried, by deed from Craighead Development, LLC of record in Book 10725, page 81, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 9882, page 739, Book 10318, page 92, Book 11186, page 932, Book 6517, page 522, Book 6778, page 536, and in Book 9882, page 733; (2) By-Laws of record as Instrument No. 200002040011736, and Instrument No. 200003240030195; (3) Charter of record in Book 9983, page 930; (4) Easements of record in Book 8919, page 779; (5) Agreement of record in Book 9827, page 416; and (6) All matters appearing on the Plan of record in Plat Book 6900, pages 55 and 304, Plat Book 9700, page 322, and in Plat Book 9700, page 182, said Register's Office.