WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/01 10:37 2pgs
Fees:13.00 Taxes:268.25

20010906-0096678

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Nicole M. Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole M. Kendall (NAME)	Franklin American Mortgage Co. (NAME)	108-070 B
154 North Timber Drive (ADDRESS)	501 Corporate Center Drive (ADDRESS)	073.00CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Roger P. Best, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicole M. Kendall, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 73 Timberlake, a Condominium, a Horizontal Property Regime, located on 154 North Timber Drive, Davidson County, TN, as shown on the Master Deed of Timberlake, Condominium apartments, recorded in Book 6549, page 475, as clarified of record in Book 6561, page 141, and as corrected in Book 7153, page 617, said Register's Office, and described in a Master Deed recorded in Book 6561, page 141, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timberlake Condominums, Condominium Apartments contained in the Master Deed recorded in Book 6549, page 475, as clairfied in Book 6561, page 141, and as corrected of record in Book 7153, page 617, and By-Laws recorded in Book 6549, page 520, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Roger P. Best, a single person, by deed from Bruce Loy Fraliex and wife, Suzanne Fraliex, of record in Book 10582, page 90, Register's Office for Davidson County, Tennessee,

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 6549, page 475, as clarfied of record in Book 6561, page 141, and as corrected of record in Book 7153, page 617; By-Laws of record in Book 6549, page 520; Charter of record in Book 6546, page 947; Plat of East Lake, Section 3, of record in Book 5200, page 342 and Timber Lake, Section 1, of record in Book 6250, page 219; Easements of record in Book 5856, page 80; Book 6587, page 204; Book 7097, page 120, and Book 7097, page 154;

CONTINUED

unimproved ( )
This is improved (X) property, known as 154 North Timber Drive, Nashville, TN 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 my hand this 31st day of August, 2001

R. P. Best

Roger P. Best

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 31st day of August, 2001.

Commission expires 9/25/2004

Notary Public

JUDY S. WELLS NOTARY

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 _____.

My Commission Expires September 25, 2004

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

page 80; Book 6587, page 204; Book 7097, page 120, and Book 7097, page 154; all in the Register's Office for Davidson County, Tennessee.