WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/01 11:56 2pgs
Fees:13.00 Taxes:295.63

20010925-0103531

WANDA F. NOKES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 10-9-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: 10-9-01
(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
James Benjamin Durham (NAME)	SouthTrust Mortgage Corporation (NAME)	108-7 B 136.00
233 Timberway Drive (ADDRESS)	210 Wildwood Parkway (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35209 (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, Candra Marie Capps, married, Diane G. Skelton and husband, Henry R. Skelton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Benjamin Durham , 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 136 Timber Lake, a Condominium, a Horizontal Property Regime, located on Timberway Drive Davidson County, Tennessee, as shown on the plat of Timber Lake Condominiums, Condominium apartments, recorded in a Master Deed of record in Book 6549, page 475, and by instrument of clarification of record 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 Timber Lake Condominium Apartments contained in the Master Deed recorded in Book 6549, page 475, and 6561, page 141; and By-Laws recorded in Book 6549, page 520, Book 7153, page 617, Book 8504, page 609, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Candra Marie Capps and Diane G. Skelton and Henry R. Skelton, by deed from Joseph S. Monte and wife, Catherine M. Monte, of record in Book 10586, page 104, 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 6549, page 475, and Book 6561, page 141; By-Laws of record in Book 6549, page 520, Book 7153, page 617, and Book 8504, page 609; Charter of record in Book 6546, page 947, and Book 6549, page 537; Plat of record in Book 6250, page 219 and Book 5200, page 342; Easements of record in Book 5856, page 80, and in Book 6587, page 204; all in the Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 233 Timberway 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 our hand s this 18th day of September, 2001

x Candra Marie Capps
Candra Marie Capps

x Henry R. Skelton
Henry R. Skelton

x Diane G. Skelton
Diane G. Skelton

x Gregory F. Geyman
Gregory F. Geyman

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 Candra Marie Capps and husband, Gregory F. Geyman, and Diane G. Skelton and husband, Henry R. Skelton

the bargainor (s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 2001.

Commission expires 10-9-01

Notary Public

WANDA F. NORRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 10-9-2001

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 _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Gregory F. Geyman joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Candra Marie Capps.