27H
2 of 3

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Ronnie Huggins and wife, Vesta W. Huggins
213 Timberway Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044-0963

Davidson County DEEDWARR
Recvd: 01/24/02 08:46 3pgs
Fees:18.00 Taxes:286.75
20020124-0009648

MAP **108-07-0-B**
GROUP
PARCEL **162.00C0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol J. Brock (now Ramsey), married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Ronnie Huggins and wife, Vesta W. Huggins**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 162 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, er 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 Units, 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 Carol J. Brock by deed from James M. Schleicher, an unmarried person dated August 23, 1996, of record in Book 10171, page 89, Register's Office for Davidson County, Tennessee. Craig Ramsey, husband of Carol J. Brock Ramsey, joins in this conveyance to convey any marital interest he may have in said property.

Carol J. Brock Ramsey executes this instrument of behalf of Craig Ramsey by virtue of a Limited Power of Attorney filed for record in Instrument 20020124-0009647 Register's Office for Davidson, Tennessee.

This is improved property known as 213 Timberway Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 108-07-0-B, Parcel 162.00C0. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Master Deed 6549, page 475 and Master Deed of Clarification of record in Book 6561, page 141, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6549, page 475 and amended in Book 6561, page 141, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat; and all health department rules and. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 18th day of January, 2002.

Carol J. Brock (now Ramsey)

Craig Ramsey by Carol J. Brock Ramsey

Craig Ramsey by Carol J. Brock Ramsey
as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carol J. Brock (now Ramsey),** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this the 18th day of January, 2002.

NOTARY PUBLIC

PATRICIA M. GWINN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires Dec. 15, 2004

My Commission Expires: 12-15-04

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 18th day of January, 2002, in Mt. Juliet, Tennessee, before me personally appeared Carol J. Brock Ramsey, to me known to be the person who executed the foregoing Warranty Deed on behalf of Craig Ramsey, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Craig Ramsey, signing his as Attorney-In-Fact.

WITNESS my hand and official seal at office this the 18th day of January, 2002.

NOTARY PUBLIC

PATRICIA M. GWINN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires Dec. 15, 2004

My Commission Expires: 12-15-04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $77,500.00.

AFFIANT

Subscribed and sworn to before me on this the 18th day of January, 2002.

NOTARY PUBLIC
My Commission Expires: 1-26-05