Davidson County DEEDWARR
Recvd: 03/13/02 15:47 2pgs
Fees:13.00 Taxes:262.70
20020313-0031980

THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

File No. 4102

ADDRESS NEW OWNER(S):
Billy W. Brown
342 Timberway Circle
Nashville, TN 37214

SEND TAX BILLS TO:
Same

MAP: 108-070B
PARCEL: 104.00

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WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **DEBORAH S. WILSON, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BILLY W. BROWN**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

> **Being** a certain condominium unit in Nashville, Davidson County, Tennessee, being known as Unit 104-I, Timber Lake Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit 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 described of such unit.
>
> **Being** the same property conveyed to Deborah S. Wilson, an unmarried person, by deed from Hooser Properties, a partnership, of record in Book 10014, Page 110, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in the previous deed of record.

This is improved property known as 342 Timberway Circle, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns, forever; and I do covenant with the said Grantee(s) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 11th day of March, 2002.

Deborah S Wilson
DEBORAH S. WILSON

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBORAH S. WILSON**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 11th day of March, 2002.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 03-17-2004

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is **$71,000.00**.

Affiant

Sworn to and subscribed before me, this 11th day of March, 2002.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 03-17-2004

jb:4102Deed.dee