WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Teresa L. Diamond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January, 2003

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa L. Diamond (NAME)	Coldwell Banker Mortgage (NAME)	108-7B-28
129 North Timber Drive (ADDRESS)	3000 Leadenhall Road (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (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, Jennifer L. Anderson Nichols, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa L. Diamond, An Unmarried Person

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:

Land in Davidson County, Tennessee, being Unit No. 28B Timber Lake Condominiums, as of record in Master Deed recorded 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 Units, as set forth in Exhibit "A-1" of the Master Deed, reference to which plat of Timberlake Condominiums as set forth in Exhibit "AS-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Jennifer L. Anderson by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of record in Book 11044, Page 774, Register's Office for Davidson County, Tennessee. The said Jennifer L. Anderson having since married and is now known as Jennifer L. Anderson Nichols.

The Grantor(s) hereby make oath that the above described property has never been the domicle of Patrick A. Nichols, and Jennifer L. Anderson Nichols.

Angela Hogan executes this instrument as Attorney-in-Fact on behalf of Jennifer L. Anderson Nichols, pursuant to the Power of Attorney recorded in Instrument No. 20030204-0015123, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/04/03 11:47 2pgs
Fees:13.00 Taxes:240.50

20030204-0015124

unimproved ( )
This is improved (X) property, known as 129 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 30th day of January, 2003

Jennifer L. Anderson Nichols
By: Angela Hogan
Angela Hogan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, 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 _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Hogan, to me known to be the person who executed the foregoing instrument on behalf of Jennifer L. Anderson Nichols, and acknowledged that she executed the same as the free act and deed of said Jennifer Anderson Nichols.

Witness my hand and official seal at office, this 30th of January, 2003.

Bertie Jo Whitaker

Notary Public

My Commission expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE