File #200350172

Davidson County DEEDWARR
Recvd: 03/14/03 13:26 2pgs
Fees:13.00 Taxes:177.60
20030314-0034462

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-13-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Deatrick, Jr. unmarried	Same	Map 108-7B
(NAME) 224 Timberway Drive	(NAME)	Parcel 154.00 CO
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **EDDIE D. JERNIGAN AND WIFE, JENNIFER JERNIGAN**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JAMES L. DEATRICK, JR. 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:

Land in Davidson County, Tennessee, being all of Unit No. 154, on the Plan of 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, and by Instrument of Clarification at Book 6561, Page 141, of the Register's Office of 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 Eddie D. Jernigan and wife, Sandra M. Jernigan by Warranty Deed of record in Book 7091, Page 851 further conveyed to Eddie D. Jernigan by Quitclaim Deed of record in Book 7761, Page 631, said Register's Office.

This conveyance is subject to the following: Matters as shown on plan of record in Book 8200, Page 342; Easements for Sanitary Sewers and/or Storm Drainage of record in Book 5858, Page 80; Terms, Provisions, Covenants, Conditions, Easements and rights established by and contained in the Master Deed and By Laws for Timber Lake Condominiums filed for record in Book 6549, Page 475, and by Instrument of Clarification at Book 6561, Page 141; Matters as shown on Plat of Timber Lake Condominiums of record in Book 6250, Page 219; Easement of Television Cable, granted to Elm Hill Builders, Inc., of record in Book 6887, Page 204; Charter of Home Owners Association of record in Book 6546, Page 947 and, any and all matters as shown on Master Deed of record in Book 6549, Page 475, and by Instrument of Clarification at Book 6561, Page 141 ; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 224 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 12th day of March, 2003.

Eddie D. Jernigan

Jennifer Jernigan

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Eddie D. Jernigan and wife, Jennifer Jernigan who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of March, 2003.

Notary Public

My Commission Expires: 10/25/03

SEAL

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076