THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21482-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $65,000.00. Gwendolyn Q. Bonner Affiant Subscribed and sworn to before me, this 18th day of August, 2003. Notary Public My Commission Expires: 11-29-03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Gwendolyn Q. Bonner 157 North Timber Drive Nashville, TN 37214	**Send Tax Bills To:** ERA Mortgage P.O. Box 5954 Springfield, OH 45501-5954	**Tax Information:** Map No.108.07 Parcel No. 072.00 My Commission Expires NOV. 29, 2003

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Yingling and wife, Christina L. Yingling**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gwendolyn Q. Bonner, Married,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 157 North Timber Drive, Nashville, TN, 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this August 18, 2003.

John P. Yingling by Barbara Browning as Attorney-In-Fact

Christina L. Yingling by Barbara Browning as Attorney-In-Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Barbara Browning, 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 on behalf of John P. Yingling and Christina L. Yingling as their Attorney-In-Fact, as the free and and deed of the within named John P. Yingling and Christina L. Yingling.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2003.

NOTARY PUBLIC

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 08/22/03 13:36 2pgs
Fees:13.00 Taxes:240.50

20030822-0122350

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 72 Bldg. F, together with the appurtenant interest in the common elements of Timberlake Condominiums, a horizontal property regime established by Master Deed, of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforementioned Master Deed.

Being the same property conveyed to John P. Yingling, unmarried by deed dated August 18, 1989 from Third National Bank in Nashville of record in Book 7920, page 177, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s); and
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) Charter of Incorporation of Timber Lake Condominium Association, Inc. of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee; and
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Timberlake Condominium, of record in Book 6549, page 475 as corrected in Book 7153, page 617, Register's Office for Davidson County, Tennessee; and
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; and
6) All matters appearing on the Plan of record in Plat Book 6250, page 219, Register's Office for Davidson County, Tennessee.