Davidson County DEEDWARR
Recvd: 09/17/03 16:24 2pgs
Fees:13.00 Taxes:284.53
20030917-0137697

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Mary Jane Nguyen
303 Timberway Circle
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 108-7-B
PARCEL 118.00
3D-91740

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kathy B. Mays now Ollenberger, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mary Jane Nguyen, unmarried, hereinafter called the Grantee, my heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit No. 118G, Timber Lake Condominiums in Davidson County, Tennessee, as created under Title 66, Sections 27 Sec. 101 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-2 of said Master Deed. Reference is hereby made to the Plan of Timber Lake Condominium Apartments, of record in Book 5200, Page 352, said Register's Office to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kathy B. Mays, unmarried, by deed from TIMBER LAKE JOINT VENTURE of record in Book 6982, Page 289, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 2003 have been pro-rated and assumed by Grantee.

This is improved property known as 303 Timberway Circle, Nashville, TN 37214. Subject property has never been marital residence of grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Jane Nguyen, unmarried, my heirs and assigns, forever; and I, Kathy B. Mays, now Ollenberger, married do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, my heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of September, 2003.

Kathy B. Mays Ollenberger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kathy B. Mays Ollenberger, married 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 Nashville, Tennessee, this the 12th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,900.00.

AFFIANT

Subscribed and sworn to before me this 12th day of September, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004