Davidson County DEEDWARR
Recvd: 01/15/04 15:51 2pgs
Fees:13.00 Taxes:291.93
20040115-0006502

THIS INSTRUMENT PREPARED BY:
Forsythe Title And Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17392C

MAP/GROUP/PARCEL:
108-07-0-B/115.00

NEW OWNER'S NAME AND ADDRESS:
BARRY A. HICKSON, JR.
309 TIMBERWAY CIRCLE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **THOMAS EDWIN LEAK, UNMARRIED** , hereinafter called Grantor, does hereby transfer and convey unto **BARRY A. HICKSON, JR., AN UNMARRIED PERSON**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 115 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, 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 TIMBERLAKE CONDOMINIUMS, AS SET FORTH IN EXHIBIT "A-2" OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING the same property conveyed to Grantor herein by deed of record in Book 9099, Page 515, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Thomas Edwin Leak

THOMAS EDWIN LEAK

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **Thomas Edwin Leak**, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 13th day of January, 2004.

Bondra Kirby

NOTARY PUBLIC

BONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 14, 2004

My Commission Expires:

1/14/04

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $78,900.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of January, 2004.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

My Commission Expires:

4/20/04