REALTY TITLE 06
BOX 48 A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tommy Prewitt
247 Timberway Dr.
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 06/30/04 10:11 2pgs
Fees:13.00 Taxes:305.25
20040630-0077569

MORTGAGEE:
1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187

MAP	**108**
GROUP	**7-B**
PARCEL	**143**

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 and sufficiency of which are hereby acknowledged, **Sandra M. Reynolds, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Tommy Prewitt, unmarried** hereinafter called the "GRANTEE", his 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. 143 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 1010, 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, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Sandra M. Reynolds by deed from Andrew M. Bonnell and wife, Mitzi M. Bonnell and Richard Bonnell and wife, Bonita Bonnell of record in Book 11283, page 247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 247 Timberway Dr., Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 25 day of June, 2004.

Sandra M Reynolds
Sandra M. Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra M. Reynolds**, 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 this 25th day of June, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $82,500.00.

Bobbi Jeans
AFFIANT

Subscribed and sworn to before me on this 28 day of June, 2004.

Ester Baldwin
NOTARY PUBLIC

My Commission Expires: 7-29-06