1st Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/04 15:24 3pgs
Fees:18.00 Taxes:264.55

20040709-0082099

G-2331-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shauna Klaiber (NAME)	Same (NAME)	108-7B-91
316 Timberway Circle (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Angela D. Sandidge and husband, Kent Sandidge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shauna Klaiber

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:

BEING Unit No. 91 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and recorded in Plat Book 5200, page 342, and by Instrument of Clarification at Book 6561, page 141, said Register's Office, 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 TIMBERLAKE 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 Angela D. Copeland, unmarried, by deed from Cindy L. Lopez and husband, Thomas M. Lopez, of record in Book 9984, page 776, Register's Office for Davidson County, Tennessee. Anglea D. Copeland having since married and is now known as Angela D. Sandidge.

Kent Sandidge, spouse of Angela D. Sandidge, joins in this conveyance for the express purpose of relinquishing all marital rights he may have in subject property, but is in no way obligated for repayment of the indebtedness secured by this Deed of Trust.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-027-101 est seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or

CONTINUED

unimproved ( )
This is improved (X) property, known as 316 Timberway Circle, 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 15th day of June, 2004

Angela D. Sandidge

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela D. Sandidge and husband, Kent Sandidge

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of June 2004

Commission expires _____

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

hereafter established over, through, or upon the land embracing the regime and convenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Timber Lake Condominiums, of record in Book 6549, page 475, Instrument of Clarification of record in 6561, page 141, By-Laws of record in Book 6549, page 520, Charter of record in Book 6549, page 537; Instrument of Correction of record in Book 7153, page 617; Appointment of Substitute Trustee of record in Book 8504, page 609; such easements and setback lines of record in Plat Book 5200, page 342, said Register's Office.
Easement for Television Cable of record in Book 6587, page 204, said Register's Office.