File #200450351

Davidson County DEEDWARR
Recvd: 08/30/04 11:29 2pgs
Fees:13.00 Taxes:543.90

20040830-0104450

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Timberlake and Jeannie Timberlake	Owner	Map 53-6-B
(NAME) 2008 Waterford Drive	(NAME) 2008 Waterford Drive	Parcel 098.00
(ADDRESS) Old Hickory TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **RICHARD N. MOSIER AND WIFE, SANDRA D. HATCH,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RICHARD H. TIMBERLAKE AND WIFE, JEANNIE TIMBERLAKE**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 133, on the Plan of Phase 5B, Waterford, as shown by plat appearing of record in Plat Book 7900, Pages 838 and 839, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard N. Mosier and wife, Sandra D. Hatch by Warranty Deed dated December 5, 1995 of record in Book 9880, Page 209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 8694, Page 216; Declaration of Annexation of Waterford, Phase 5B and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9530, Page 189; Declaration of Annexation of Waterford, Phase 4B and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9432, Page 988; Easement for Right of Way of record in Book 2024, Page 225; Easement for sewer of record in Book 1717, Page 30; Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, Page 462; First amendment to Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9530, Page 185; Charter of Waterford Community Association, Inc. of record in Book 8711, Page 701; By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583; Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 9393, Page 833 and Book 8715, Page 590; all matters shown on plat of record in Plat Book 7900, Pages 838 and 839; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2008 Waterford Drive, Old Hickory, TN 37138
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 27th day of August, 2004.

Richard N. Mosier

Sandra D. Hatch

STATE OF Tennessee

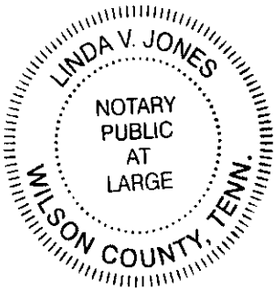
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Richard N. Mosier and wife, Sandra D. Hatch who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of August, 2004.

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076