Davidson County DEEDWARR
Recvd: 10/19/04 13:58 2pgs
Fees:13.00 Taxes:247.90
20041019-0125658

THIS INSTRUMENT PREPARED BY:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072
(615) 855-1730

MAP
107-07-0B029.0000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18TH day of OCTOBER, 2004 by and between SECURITY FEDERAL SAVINGS BANK, hereinafter called Grantor and MICHAEL WARREN AND WIFE, WANDA WARREN their heirs and assigns, hereinafter called Grantees,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt of which is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to wit, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 29, Building B, together with the appurtenant interest in the common elements of Timber Lake Condominium, a horizontal property regime established by Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "A-2" to the aforementioned Master Deed.

BEING the same property conveyed to SECURITY FEDERAL SAVINGS BANK by Substitute Trustee's Deed dated April 30, 2004, from David G. Mangum, Substitute Trustee, of record at Instrument No. 20040507-0052301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements and restrictive covenants of record.

This is improved property known as: 126 North Timber Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the above-referenced property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be executed by and through its duly authorized officers, this 14 day of October, 2004.

SECURITY FEDERAL SAVINGS BANK

BY: LARRY BROWN

TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF Warren

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged that he is the Executive Vice President, respectively, of the Security Federal Savings Bank, and that he as such Executive Vice President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of Security Federal Savings Bank , by the said Larry Brown, as such Executive Vice President..

Witness my hand and Official Seal at office this 14th day of OCTOBER, 2004.

Lisa A Hullett
Notary Public

LISA A HULLETT NOTARY PUBLIC AT LARGE WARREN CO. TENN.

My Commission Expires: 2-6-07

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New Owner: Michael Warren, EtUx
126 North Timber Drive
Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mail Tax Bill to: SAME AS NEW OWNER

STATE OF TN
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $67,000.00

Michael Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2004.

D. Annette Maples
Notary Public
My Commission Expires:

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006