THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23752-12-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2004. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Kenneth L. Newman 171 North Timber Drive, Unit 52-B Nashville, TN 37214	**Send Tax Bills To:** New owners	**Tax Information:** Map No.108.07-0B Parcel No. 052.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debbi Alcorn**, now known as Debbi Alcorn Booton ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth L. Newman, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 171 North Timber Drive, Nashville, TN 37214

Thomas E. Booton, Jr. joins in this conveyance to convey any and all marital interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2004.

Debbi Alcorn Booton
Debbi Alcorn Booton

Thomas E. Booton, Jr.
Thomas E. Booton, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: 208-42-7471

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Debbi Alcorn Booton and Thomas E. Booton, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/04/05 15:26 2 pgs
Fees:13.00 Taxes:259.00

20050104-0001401

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 52, Building D, together with the appurtenant interest in the common elements of Timber Lake Condominiums 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 Plan attached as Exhibit A-2 to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Section One Timber Lake of record in Plat Book 6250, page 219, page , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debbi Alcorn, unmarried by deed dated January 15, 1986 from Elm Hill Builders, Inc. of record in Book 6766, page 812, Register's Office for Davidson County, Tennessee. Debbi Alcorn having since married and now known as Debbi Alcorn Booton.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid , prorated and assumed by the Grantee.
2. Charter of Incorporation of Timber Lake Condominium Association, Inc. of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Timber Lake Condominiums, of record in Book 6549, page 475, as clarified in Book 6561, page 141 and amended in Book 8504, page 609, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 219, Register's Office for Davidson County, Tennessee.
7. Easement for television cable of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.
8. Easement and right of entry agreement of record in Book 10262, page 46, Register's Office for Davidson County, Tennessee.