Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37235
615-292-2665
#1633

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 04/18/05 14:55 2 pgs
Fees:13.00 Taxes:295.63
20050418-0042961

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Jocelyn Robertson	Countrywide Home Loans	Map: 108-7
324 Timberway Circle	P.O. Box 650009	Group: B
Nashville, TN 37214	Dallas, TX 75265	Parcel: 104 CO

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, we, **Billy W. Brown, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jocelyn Robertson, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain condominium unit in Nashville, Davidson County, Tennessee, being known as Unit 104-I, Timber Lake Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475,* Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

*and Book 7153, Page 617,

BEING the same property conveyed to Billy W. Brown by Warranty Deed from Deborah S. Wilson, an unmarried person, filed of record in Instrument No. 20020313-0031980, said Register's Office.

THIS conveyance is subject to all matters as shown in the Master Deed and By-Laws for Timber Lake Condominiums and all applicable local government planning, building and zoning regulations.

This is improved property known as: 342 Timberway Circle, Nashville, TN 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 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 whosoever.

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 30th day of March, 2005.

Billy W. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2005, before me personally appeared, Billy W. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $79,900.00.

Affiant

Sworn to and subscribed before me
this 30th day of March, 2005.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006