THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Pamela Measles **3529 Abler Drive** **Hermitage, TN 37076**	**NEW OWNER**	108-07-0B-170.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Pamela Measles
Affiant

Subscribed and sworn to before me this 19th day of April, 2005

Notary Public
My Commission Expires:

DARRIS BILLINGSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Davidson County DEEDWARR
Recvd: 04/21/05 14:53 2 pgs
Fees:13.00 Taxes:305.25

20050421-0044649

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Felicia M. James, formerly known as Felicia M. Robinson and husband, Danta James** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Pamela Measles**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Unit No. 170 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 and by instrument of clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, 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 Timber Lake 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 Felicia M. Robinson by Warranty Deed dated February 28th, 2001 from James Christopher Bentley of record in Instrument No. 20010309-0022887, Register's Office for Davidson County, Tennessee. The said Felicia M. Robinson having since married is now known as Felicia M. James. Danta James, spouse of Felicia M. James joins in the execution of this instrument for the purpose of conveying his marital interest only.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 6250, page 219 Register's Office for Davidson County. Master Deed, ByLaws and Charter of Condo Association of Record in Book 6549, page 475 Register's Office for said county. Instrument of Clarification of record in Book 6561, page 141 said Register's Office. Easment to Ellm Hill Builders of record in Book 6587, page 204 Davidson County Register's Office. Subject to all provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated.

THIS IS **IMPROVED** PROPERTY KNOWN AS 413 South Timber Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 15th day of April, 2005

Felicia M. James (fka Felicia M. Robinson)

Danta James

STATE OF TENNESSEE

COUNTY OF Davidson

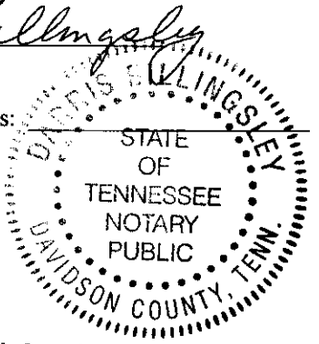
Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Felicia M. James and Danta James and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 15th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008