FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Jacqueline Pride
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jacqueline Pride	NEW OWNER	Map 108
336 Timberway Circle		Group 7-0-B
Nashville, TN 37214		Parcel 101 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

Kevin C. Carter, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jacqueline Pride, unmarried

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, described as Unit No. 101-1 of Timber Lake Condominium 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 Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Timber Lake Condominium 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 Kevin C. Carter, an unmarried person, by deed from Ronald L. Stepanik and wife, Barbara A. Stepanik, dated March 21, 2002, of record in Instrument 20020326-0036709, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6549, page 475, Book 6561, page 141, Book 7153, page 617 and Book 6549, page 520, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 219, and Master Deed of record in Book 6549, Page 475, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5856, Page 80, said Register's Office; (4) Cable TV Easements of record in Book 6587, Page 204 and Book 10262, Page 46, said Register's Office.

Power of Attorney of record in Instrument 20050831-0104162, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 336 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 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.

Davidson County DEEDWARR
Recvd: 08/31/05 10:41 2 pgs
Fees:13.00 Taxes:318.20
20050831-0104163

Witness my hand this 29th day of August, 2005.

Kevin C. Carter by: Emily Rinderknecht Attorney in Fact

Kevin C. Carter
By: Emily Rinderknecht, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Emily Rinderknecht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kevin C. Carter as his Attorney in Fact as the free act and deed of the within named Kevin C. Carter.

Witness my hand and official seal at Nashville, Tennessee the 29th day of August, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.