Davidson County DEEDWARR
Recvd: 10/24/05 08:29 2 pgs
Fees:13.00 Taxes:314.13

20051024-0127621

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2005.

Notary Public
MY COMMISSION EXPIRES 6-14-08

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Return To:
Middle Tennessee Escrow Company
118 Seaboard Lane
Suite 102
Franklin, TN 37067

File No. G5-5887D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen E. Booth (NAME)	Option One Mortgage (NAME)	108-7-B-167 Co
419 South Timber Drive (STREET ADDRESS	22630 Davis Dr. Suite 300 (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Sterling, VA 20164 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Billy W. Brown, Jr. and Amber R. Brown, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen E. Booth** 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:

Being Unit No. 167 of 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 for 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 Billy W. Brown, Jr. and Amber R. Brown, husband and wife, by Deed from Hal H. Hopson and wife, Martha Smith Hopson, dated July 1, 2002, of Record as Instrument No. 200207100082829, Register's Office for Davidson County, Tennessee.

Billy W. Brown and Billy W. Brown, Jr. is one and the same person.
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Amber R. Brown is signed by her duly appointed Attorney-in-fact Billy W. Brown, pursuant to the Power of Attorney recorded as Instrument # 200510240127620 said Register's Office.
This is improved (XX) property, known as 419 South Timber Drive, 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. Whenever 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 my/our hand(s) this 6th day of October, 2005.

Billy W. Brown, Jr.

Amber R. Brown by ~~Billy W. Brown, 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 Billy W. Brown, Jr. a wife Amber R. Brown the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of October, 2005.

My Commission Expires: 10/25/06

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of October, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Billy W. Brown, attorney-in-fact for Amber R. Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of October, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066