This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060005

Davidson County DEEDWARR
Recvd: 01/25/06 11:00 3 pgs
Fees:18.00 Taxes:303.40

20060125-0009447

Send Tax Bills To:
SAME

New Owner is:
Dallas and Sheila Speight
316 Timberway Circle
Nashville, TN 37214

MAP: 108-07-O-B
PARCEL: 91.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shauna Klaiber, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dallas Speight and wife, Sheila Speight**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEING Unit No. 91 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and recorded in Plat Book 5200, page 342, and by Instrument of Clarification at Book 6561, page 141, said Register's Office, 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 TIMBERLAKE 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 Shauna Klaiber by Warranty Deed from Angela D. Sandidge and husband, Kent Sandidge dated 6/15/04, recorded 7/9/04, in Instrument No. 200407090082099, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-027-101 est seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Timber Lake Condominiums, of record in Book 6549, page 475, Instrument of Clarification of record in 6561, page 141, By-Laws of record in Book 6549, page 520, Charter of record in Book 6549, page 537; Instrument of Correction of record in Book 7153, page 617; Appointment of Substitute Trustee of record in Book 8504, page 609; such easements

SAK

and setback lines of record in Plat Book 5200, page 342, said Register's Office. Easement for Television Cable of record in Book 6587, page 204, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

SHK Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20 day of January, 2006.

GRANTOR:

Shauna K. Klaiber

Shauna Klaiber SHK

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shauna Klaiber, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20 day of January, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Debra A Handrew
Affiant

SWORN TO and subscribed before me this 20th day of January, 2006

Brenda R Lehman
NOTARY PUBLIC

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

My commission expires:

3/10/07