STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $71,200.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2006.

Notary Public

My commission expires:
6/3/2009

DOUGLAS J. BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 02/17/06 11:13 2 pg
Fees:13.00 Taxes:263.44
20060217-0019407

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason F. McNeal	**SunTrust Mortgage, Inc.**	**108-07-0-B-064.00CO**
165 North Timber Drive	**201 Fourth Avenue North, 7th Floor**	
Nashville, Tennessee 37214	**Nashville, Tennessee 37219**	

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 ACKNOWLEDGE, WE,

James V. Mortell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason F. McNeal, 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, being Unit No. 64 of Timberlake 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, said Register's Office, together with the undivided 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 Timerline Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to James V. Mortell, unmarried, by deed from Neil L. Hammack, married, of record in Book 10870, page 407, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

The Plan of record in Master Deed in Book 6549, page 475, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 165 North Timber Drive, Nashville, Tennessee 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 in 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.

Witness my/our hand(s) this 10th day of February, 2006.

James V. Mortell

STATE OF GEORGIA)
COUNTY OF Fayette)

Personally appeared before me, a Notary Public of said County and State, James V. Mortell, unmarried, the within named Grantor, 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, at office, this 10th day of February, 2006.

Notary Public

My Commission Expires: MARSHJUN D. ROBINSON
Notary Public, Fayette County, Georgia
My Commission Expires December 3, 2007

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067