Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14754

Davidson County DEEDWARR
Recvd: 08/04/06 08:55 2 pgs
Fees:13.00 Taxes:310.80
20060804-0095284

Property Address:
407 South Timber Dr., Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Keith Treesh and wife, Kathy Treesh,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Dennis Utley,** an unmarried man, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 122 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and 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, to which Master Deed reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a cash deed from Mel Martinez, Secretary of Housing and Urban Development, dated October 23, 2003, and recorded November 13, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200311130166037.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, ~~or [X] is part of the~~ homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 28 day of July, 2006.

Keith Treesh by Kathy Treesh, Attorney in Fact {Seal}
Keith Treesh by Kathy Treesh, Attorney-in-Fact

Kathy Treesh {Seal}
Kathy Treesh

State of TENNESSEE
County of DAVIDSON

On this the 28 day of July, 2006, before me, the undersigned officer, personally appeared Keith Treesh by Kathy Treesh, Attorney-in-Fact and Kathy Treesh, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $84,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 28th of July, 2006.

Notary Public Johnna L. Smith

My Commission expires: 9/22/07

JOHNNA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Dennis Utley
407 South Timber Drive
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
Dennis Utley
407 South Timber Drive
Nashville, TN 37214

Tax Parcel ID#: 108-07-0-B-122.00-CO