NEW OWNER:
TIFFANEY N. McDONALD
166 N TIMBER DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
BANK OF THE SOUTH
551 N. MT. JULIET ROAD
MT. JULIET, TN 37122

Map 108
Group 07 0B
Parcel 066.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-1274

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 10/17/06 08:23 3 pgs
Fees:18.00 Taxes:333.00
20061017-0128457

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety Thousand and 00/100 Dollars ($90,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD W. GARDNER and wife, TAMMY GARDNER,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TIFFANEY N. McDONALD**, unmarried, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 66, Building F, of Timberlake Condominiums, of record in Master Deed recorded 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 Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Richard W. Gardner and wife, Tammy Gardner, by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") dated May 17, 2006, of record in Instrument 20060621-0074183, Register's Office for Davidson County, Tennessee. Further reference Trustee's Deed of record in Instrument 20060111-0003974, Register's Office for Davidson County, Tennessee.

Commonly known as: 166 North Timber Drive Nashville, TN 37214

This description is the same as in the prior deed.

This is the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Master Deed 6549, Page 475, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be paid as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of October, 2006.

RICHARD W. GARDNER

TAMMY GARDNER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICHARD W. GARDNER and wife, TAMMY GARDNER** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of October, 2006.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TREE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.**

AFFIANT

Sworn to and subscribed to before me this 11th day of October, 2006.

NOTARY PUBLIC

My commission expires: 5/11/09

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY