WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $97,471.00.

Affiant

Subscribed and sworn to me on January 16, 2007.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 02/13/07 12:21 3 pg
Fees:18.00 Taxes:360.64
20070213-0018327

BOX 13
12682

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22158SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adam [redacted] Whitaker [redacted] 326 Timberway Circle Nashville, TN 37214	Peoples Home Equity Inc 12 Music Circle South Nashville TN 37203	108-7-B-96.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jennifer J. Martin and husband Michael W. Martin, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Adam [redacted] Whitaker, unmarried [redacted], hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Unit No. 96, on the Plan of Timberlake Condominiums, according to the Master Deed of record in Book 6549, page 475, page, Register's Office for Davidson County, Tennessee, and by Instrument of Clarification in 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 to the Plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such units.
>
> Being the same property conveyed to Jennifer J. Martin and husband, Michael W. Martin, by Warranty Deed from Misha Collinson (formerly known as Misha B. McAfee) and Michael B. McAfee of record as Instrument No. 20020927-0117920, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
> 2. Master Deed of record in Book 6549, page 475; Book 6561, page 141, Register's Office for Davidson County, Tennessee; and
> 3. Matters shown on plan of record in Book 5200, page 342; Book 6250, page 219, Register's Office for Davidson County, Tennessee; and
> 4. Easement of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee; and

5. Easement and rights of entry agreement by and between the Timberlake Homeowner's Association and Intermedia of record in Book 10262, page 46, Register's Office for Davidson County, Tennessee; and
6. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above; and
7. Subject to the rights of others in and to the common areas.

This property is also known as improved property located at 326 Timberway Circle, 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on January 16, 2007.

Jennifer J. Martin

Michael W. Martin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 16, 2007, before me personally appeared Jennifer J. Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on January 16, 2007.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 3, 2007, before me personally appeared Michal W. Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 16, 2007.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE