(1)

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007030062

Davidson County DEEDWARR
Recvd: 04/17/07 13:41 2 pgs
Fees:13.00 Taxes:358.90
20070417-0045811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$97,000.00**

Sworn to and subscribed before me this 13th day of April, 2007.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Janita D. Henning
Affiant

Kathy J Byers
Notary Public
My Commission Expires: 9/19/09

Address of New Owner:

Janita D. Henning
130 North Timber Drive
Nashville, TN 37214

Send Tax Bills to:

U.S. Bank, N.A.
4801 Frederica St.
Owensboro, KY 42301

Map-Parcel Numbers:

108-7-B-30.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah E. Evans, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janita D. Henning**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Unit Number 30**, Timber Lake 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 Commons Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed. Description taken from prior deed.

Being the same property conveyed to Sarah E. Evans, unmarried, by Warranty Deed from James Roberts, recorded on the 24th day of January, 2005 in Instrument No. 20050124-0008229, re-recorded at Instrument No. 20050610-0066883, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the Plan of record in Master Deed of record in Book 6549, page 475, Register's Office of Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **130 North Timber Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of April, 2007

Sarah E. Evans

Sarah E. Evans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Sarah E. Evans**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 13th day of April, 2007.

Kathy J. Byers

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY