THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/24/07 09:19 2 pgs
Fees:13.00 Taxes:362.60

20070424-0048482

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JOHN D DOYLE 338 TIMBERWAY CIRCLE NASHVILLE, TENNESSEE 37214	SAME	108-070-B-102

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kay B Eitneier, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto John D Doyle, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 102-I of Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Circle, Nashville, Tennessee, as shown on the plat of Timber Lake Condominium, Condominium apartments, recorded in Plat Book 6549, Page 513, as Exhibit A-2 to Master Deed, said Register's Office, and described in a Master Deed recorded in Book 6549, Page 475, as corrected in Book 7153, Page 617, Clarification of record in Book 6561, Page 141, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Timber Lake Condominium, Condominium Apartments contained in the Master Deed recorded in Book 6549, Page 475, as corrected in Book 7153, Page 617, Clarification of record in Book 6561, Page 141, and By-Laws, recorded in Book 6549, Page 520, as Exhibit B to Master Deed, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kay B. Eitneier by Warranty Deed from Keith D. Brooks, Jenny Leigh Jones, William M. Jones and wife, Sandra K. Jones, dated 06/21/04 and recorded in Instrument Number 20040623-0074446, said Register's Office.

This is improved property known as: 338 Timberway Circle, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and

KBE JDD

assigns, against the lawful claims of all persons whomsoever. Whenever 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 this 17th day of APRIL, 2007.

Kay B. Eitneier 4/17/07
KAY B EITNEIER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAY B EITNEIER with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

WITNESS my hand and seal, this 17TH day of APRIL, 2007.

BRIAN K WAITE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 5-28-07

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

4/17/07
Affiant

Subscribed and sworn to before me this 17TH day of APRIL, 2007.

BRIAN K WAITE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 5-28-07

JDD