Return To
Overland Title Company, LLC
814 East Meade Avenue
Madison, TN 37115

(1)

This document prepared by (and after recording return to):		
Name:	**Consumer Trust Title & Escrow, LLC**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN 37027**	
Phone:	**615-369-0039**	

Davidson County DEEDWARR
Recvd: 06/11/07 12:36 3 pgs
Fees:18.00 Taxes:255.30

20070611-0069678

--------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, **WALTER L. TIMMONS, JR.** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **PAUL KAZANOFSKI** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit: *and wife, Sara Kazanofski

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 62 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

Being the same property conveyed to Mark Robbins, Walter L. Timmons, Jr. and Terrence L. Cobb, d/b/a Massman Investments by Warranty Deed from Carson C. Driver, Jr. and wife, Doris B. Driver, as recorded on the 18th day of September, 1984 in Book 6384, Page 772, in the Register's Office of Davidson County, Tennessee.

Terrence L. Cobb having conveyed his interest to Massman Investments, a Tennessee general partnership, by Quitclaim Deed of record in Book 9650, Page 414, Register's Office for Davidson County, Tennessee.

Massman Investments, a Tennessee General Partnership composed of Walter L. Timmons, Jr. and Mark Robbins conveyed their interest to Walter L. Timmons, Jr., by Quitclaim Deed of record in Book 9742, Page 476, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 107-14-A-62CO

This property is known as: 1212 MASSMAN DRIVE, NASHVILLE, TN 37217

Subject to MASTER DEED AND BY-LAWS contained in the instruments of record in Book 6326, Page 790; Charter of HOA of record in Book 7872, Page 33, and to all matter shown on the Plan of record in Plat Book 6250, Page 50, Davidson County, TN, Register of Deeds.

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 5th day of June 2007.

Walter L. Timmons, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter L. Timmons, Jr. with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 5 day of June, 2007.

My commission expires: _____

Notary Public

Grantor(s) Name, Address, phone:
Walter L. Timmons, Jr.
C/O Timmons Properties
900 Division Street
Nashville, TN 37206

Grantees(s) Name, Address, phone:
Paul Kazanofski
150 Lake Park Drive
Hendersonville, TN 37075

SEND TAX STATEMENTS TO:

Flagstar Bank, FSB
5151 Corporate Drive
Troy, Michigan 48098

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 69,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5th day of June, 2007.

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Affiant

Notary Public