WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Bonnie Beebles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Howard Brett Hait	New Owner	Map 108
244 Timberway Drive		Group 07-0-B
Nashville, TN 37214		Parcel 144.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Matthew W. Holt and wife, Christy R. Holt,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Howard Brett Hait

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 144 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, and by instrument of Clarification at 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 Timber Lake Condominiums, as set forth in Exhibit "A-2", of said Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to Matthew W. Holt by deed from Stacey L. Clark, Linda E. Clark and husband, Samuel O. Clark, of record in Instrument 200005310054129, dated May 30, 2000, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6549, Page 475; Book 6561, Page 141; Book 7153, Page 617; and Book 6549, Page 520, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6549, Page 475; and (3) Sewer and Drainage Easement of record in Book 5856, Page 80 and Book 7097, Page 154 and Water Main Easement of record in Book 7097, Page 120, said Register's Office.

The said Christy R. Holt joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 244 Timberway Drive, 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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Davidson County DEEDWARR
Recvd: 07/06/07 08:56 2 pgs
Fees:13.00 Taxes:358.90
20070706-0080492

Witness my hand this 29th day of June, 2007.

Matthew W. Holt

Christy R. Holt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew W. Holt and Christy R. Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2007.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.