WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

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:
Jason Aaron Panks	Taylor, Bean & Whitaker Mortgage Corp.	Parcel ID:
131 North Timber Drive	1417 N. Magnolia Avenue	108070b03300CO
Nashville, TN 37214	Ocala, FL 34475	

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

Brian L. Haden, Jr. and wife, Emily Ann Haden

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

Jason Aaron Panks

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 Number 33, Building C, on the Plan of Timber Lake Condominium, 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 Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Brian L. Haden, Jr., unmarried, by deed from Margaret Ann Triplett, unmarried, of record in Instrument 20051101-0131950, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the plan of record in Book 6549, page 475, said Register's Office. (2) Water Main Easement of record in Book 7097, page 120, (3) Sanitary Sewer Easement of record in Book 7097, page 154, (4) Easement for Cable TV of record in Book 6587, page 204, and Book 10262, page 46, (5) Sanitary Sewer and/or Storm Drainage Easement of record in Book 5856, page 80, said Register's Office, (6) Charter for Homeowner's Association of record in Book 6546, page 947, said Register's Office.

This conveyance is subject to all matters appearing in the Master Deed and By-Laws recorded 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 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 131 North Timber 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.

Witness our hands this 19th day of November, 2007.

Brian L. Haden, Jr.

Emily Ann Haden

Davidson County DEEDWARR
Recvd: 11/29/07 10:25 2 pgs
Fees:13.00 Taxes:355.20

20071129-0138397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian L. Haden, Jr. and Emily Ann Haden, 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 Nashville, Tennessee, this 19th day of November, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.