Davidson County DEEDWARR
Recvd: 03/25/08 15:59 2 pg:
Fees:13.00 Taxes:358.90
20080325-0030117

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Theresa M. Little
173 N. Timber Drive # 56-D
Nashville, TN 37214

MORTGAGEE
SunTrust Mortgage, Inc.
401 Commerce St., Ste 6100
Nashville, TN 37219

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
108-07-0-B-056.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Carolyn T. Pinckard, an unmarried person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Theresa M. Little, an unmarried person,** 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. 56 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6549, Page 475, Register's Office, 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 Timberlake Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of said lot.

Being the same property conveyed to Carolyn T. Pinckard, unmarried, by deed of record from Nancy C. McCord Pope and husband, Jerry F. Pope, dated March 5, 1999 of record in Book 11375, Page 690, Register's Office, Davidson, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed of record in Book 6549, Page 475; Clarification of record in Book 6561, Page 141 and a Correction of record in Book 7153, Page 617; Sewer Easement of record in Book 5856, Page 80; Cable TV Easement of record in Book 6587, Page 204; easements, covenants and conditions as shown on the plan of record in Exhibit "A-1" and Exhibit "A-2" of said Master Deed, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **173 N. Timber Drive # 56-D 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 20th day of March, 2008.

Carolyn T. Pinckard

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn T. Pinckard, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $97,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of March, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12