THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0803033** **Record and Return to:** **RETURN TO:** **PREMIER ESCROW, LLC** **4301 HILLSBORO ROAD, STE 300** **NASHVILLE, TN 37215**	The actual consideration or value, whichever is greater, for this transfer is: $113,500.00. Affiant Subscribed and sworn to before me this 25th day of July, 2008. Notary Public My commission expires: KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 07/28/08 09:56 2 pg
Fees:13.00 Taxes:419.95
20080728-0076660

BOX 10-A

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Yolanda L. Henderson 2950 Baby Ruth Lane, #12 Antioch, TN 37013	Bank of America 9000 Southside Blvd, Suite 6000 Jacksonville, FL 32256	163-11-E, 12.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip M. Lane** and wife, **Cassandra G. Lane**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Yolanda L. Henderson**, an unmarried woman (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Timber Trace Townhouses, Second Revision, of record in Instrument No. 20001122-0115447, revised in Instrument No. 20010104-0001310 and Instrument No. 20020514-0059199, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Philip M. Lane and wife, Cassandra G. Lane, by deed dated October 31, 2001, from York Construction, LLC, of record as Instrument No. 20011106-0121493, said Registers Office.

This conveyance is made subject to:

1. 2008 property taxes, which have been prorated and assumed by the Grantee.
2. All matters shown on the Plan of Timber Trace Townhouses, Second Revision of record as Instrument Number 20001122-0115447, revised in Instrument Number 20010104-0001310, Instrument Number 200205140059199, Register's Office of Davidson County, Tennessee.
3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, et seq.
4. Master Deed establishing a Horizontal Regime of Timber trace Townhomes of record in Instrument No. 200011220115563 as amended in 200103140024381, Instrument No. 200103290030062, and in Instrument No. 200205170060761, Register's Office for Davidson County, Tennessee.
5. Charter of Timber Trace Townhouse Owner's Association of record in Instrument No. 200103290030061, said Register's Office.
6. Deed of Conveyance for sanitary sewer to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 9190, page 480, said Register's Office.
7. Deed of Conveyance for water main to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 9190, page 484, said Register's Office.
8. Easement for ingress and egress of record in Book 3765, page 103, said Register's Office.
9. Easement Agreement for sanitary sewer of record in Book 8526, page 362, said Register's Office.
10. Electrical permits of record in Book 4572, page 995 and Book 4591, page 552, said Register's Office.
11. Easement for a joint roadway right-of-way and ingress and egress of record in Book 3843, page 727, said Register's Office.
12. Easement for party walls and interests of adjoining landowners in appurtenant improvements.

This is improved property known as: 2950 Baby Ruth Lane, #12, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS**

COVENANT that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2008.

Philip M. Lane

Cassandra G. Lane

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Philip M. Lane and Cassandra G. Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 25th day of July, 2008.

Notary Public

My commission expires:

3/7/2011

Cheri D. Bayer
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County