Box 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti, Bennett & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

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Name and Address of Property Owner:

Donny Wayne Walker and Tammy L. Walker
820 Nashua Court
Nashville, TN 37209

Send Tax Bills to:

Franklin American Mortgage, LLC
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Property Address:

820 Nashua Court
Nashville, TN 37209

Map/Parcel #:

91-5-268/08DA62252

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **September, 1999** between **The Marchetti Company, a Tennessee Corporation,** GRANTOR, and **Donny Wayne Walker and wife, Tammy L. Walker,** GRANTEES.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying City of **NASHVILLE**, county of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Brookewood, Phase Two, of record in Book 8250, Page 877, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to The Marchetti Company, a Tennessee Corporation, by Quit Claim Deed from Kevin McGinn and wife, Cynthia McGinn of record in Book 11546, Page 723, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, GRANTEES' heirs, successors and assigns forever. The GRANTOR does convenant and agree with the said GRANTEE that GRANTO is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

The Marchetti Company, a Tennessee Corporation

Michael V. Marchetti, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid, personally appeared **Michael V. Marchetti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **The Marchetti Company, a Tennessee Corporation**, and in my presence affixed his signature to the within instrument, further acknowledging that he did so in his capacity as such officer of said corporation, for the purpose of binding the company thereto, for the purposes therein contained, having been fully authorized so to do.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of September, 1999.

Notary Public

My Commission Expires: 7-26-2003

LIVESAY NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

AFFIDAVIT OF VALUE BOOK 11652 PAGE 973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$90,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 2nd day of September, 1999.

Notary Public

My Commission Expires: 7-26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

06333282

REFERENCE

99 SEP -7 PM 3:20

REGISTER
DAVIDSON COUNTY, TN.

344.00 XCHECK 0101 09/07/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0633282

RECORDING REFERENCE

99 SEP -7 PM 3:20

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

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CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

09/07/99 01 15:20 0001 5685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513699