WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200150019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of February, 2001.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT 6, 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Robert Jean	Bank of America Mortgage	Map 142-11-0
(NAME) 7203 Mark Drive	(NAME) P.O. Box 2325	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Coraopolis, PA 15108-6924	Parcel 077.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ruth Ann Walker Butler and John Houston Walker, Co-Executors of the Estate of Loraine H. Walker, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason Robert Jean and wife, Anessa H. Jean** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, on the plan of Valley West, Section II, as of Record in Book 3600, page 86, Register's Office for Davidson County, Tennesseee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Arnold Walker and wife Loraine H. Walker from C & S Builders, Inc., by Warranty Deed of record in Book 4534, page 542, Register's Office of Davidson County, Tennessee. The said John Arnold Walker and wife, Loraine H. Walker having since died.

Subject to restrictive covenants of record in Book 3833, page 789, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on the plan of Record in Plat Book 3600, page 86, said Register's Office.

This is unimproved ( )
improved(x) property, known as 7203 Mark Drive Nashville TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 28th Day of February, 2001.

Ruth Ann Walker Butler
Ruth Ann Walker Butler, Co-Executor

John Houston Walker
John Houston Walker, Co-Executor

Davidson County DEEDWARR
Recvd: 03/01/01 09:49 2pgs
Fees:11.00 Taxes:617.90

20010301-0018955

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Ruth Ann Walker Butler and John Houston Walker, who is/are known to me 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 this 28th Day of February, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires SEPT. 6, 2001