PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42253
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/02/01 17:36 2pgs
Fees:11.00 Taxes:880.60
20010402-0031777

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marie Clay Schaffner 1918 Lone Oak Circle Nashville, TN 37215	Franklin American Mortgage Company 501 Corporate Center Drive, Ste400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 131-7-G-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 238,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bob D. Walker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marie Clay Schaffner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B, Lot 2 of Lone Oak Place a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 8250, page 782, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Bob D. Walker, unmarried by deed from David Bailey and wife, Victoria M. Bailey of record in Book 10955, page 809, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 782, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Easement of record in Book 10212, page 989 and re-recorded in Book 10245, page 891, said Register's Office; Easement for sanitary sewers and/or storm drainage purposes granted to Metro Government of record in Book 4116, page 551, said Register's Office.: The provisions of the condominium Master Deed of record in Book 10532, page 124, Book 10725, page 412, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1918 Lone Oak Circle, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of March, 2001.

Bob D. Walker

Bob D. Walker

State of Tennessee
County of Davidson

On this 29th day of March, 2001, before me the undersigned authority, personally appeared **Bob D. Walker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 238,000.00

Marci Clay Schaffner

Affiant

Sworn and subscribed before me on the 29th day of March, 2001.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public