WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 15:39 2pgs
Fees:11.00 Taxes:484.46

20010604-0057847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,935.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st Day of May, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-20-02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Walker and Kelly Walker	Columbia National, Inc.	Map 86-14-B
(NAME) 3452 Parkwood Court	(NAME) 7142 Columbia Gateway Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Columbia, MD 21046	Parcel 127.00
(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, **Thomas Andrew Wyatt, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher Walker and wife, Kelly Walker** herereinafter 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. 77, on the Final Plat of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, of Record in Plat Book 6900, page 738 and 739, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Andrew Wyatt, unmarried by Warranty Deed of record in Book 8349, page 201, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7170, page 987, Book 7628, page 6, and in Book 7940, page 565, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of Record in Plat Book 6900, pages 738 and 739, said Register's Office.

This is unimproved ( )
improved(x) property, known as 3452 Parkwood Court Hermitage TN 37076
(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 31st Day of May, 2001.

Thomas Andrew Wyatt

Kande Wyatt

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Thomas Andrew Wyatt, and wife, Kande Wyatt 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 31st Day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

My Comm. Expires SEPT 6, 200