THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 1399

Davidson County DEEDWARR
Recvd: 03/13/02 13:30 3pgs
Fees:18.00 Taxes:370.00
20020313-0031775

MAP/GROUP/PARCEL:
033-00/0232.00

NEW OWNER'S NAME AND ADDRESS:
Ronda Walker
450 Campbell Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Russell Lee Armour, his heirs and assigns, hereinafter called Grantor, does hereby transfer and convey unto Ronda Walker, her heirs and assigns, hereinafter called Grantee, property described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESRIPTION

The subject property is improved property commonly known as 450 Campbell Road, Goodlettsville, Tennessee.

BEING *part of the same property conveyed to grantor herein by deed of record in Book 8459, Page 849, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Russell Lee Armour
RUSSELL LEE ARMOUR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Russell Lee Armour, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 6th day of January, 2002.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $100,000.00.

Russell Le Ammon
AFFIANT

Sworn to and subscribed before me, this the day of January, 2002.

NOTARY PUBLIC

SHELTON HATCHER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires:
2/3/02

EXHIBIT A ATTACHED TO AND MADE A PART OF
WARRANTY DEED
FOR COMPLETE LEGAL DESCRIPTION

Land in the 11th Civil District of Nashville and Davidson County, Tennessee, being Lot No. 3 on the Plan of Armour Subdivision, a Plat of which is of record in Book 7900, Page 748, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.