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Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 107
Franklin, TN 37067

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES
NOVEMBER 30, 2004

File No. 80045

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $148,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2002.

Notary Public
My commission expires: 11/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William Gardner Chamberlain, IV	Wells Fargo Home Mortgage, Inc.	147 5 168
4930 Salem Drive	P.O. Box 5910 (CPI #591)	
Nashville TN 37211	Springfield, OH 45501-5910	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James D. Walker, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **William Gardner Chamberlain, IV and wife, Lisa Flynn Chamberlain**, hereinafter called the Grantees, their successors 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. 31 on the Map of Caldwell Country Estates, Section 1, as of record in Plat Book 2663, page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James D. Walker, unmarried by deed from The Estate of Margaret W. John of record in Book 11316, page 228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Dixie Walker, wife of James D. Walker, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 4930 Salem Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 04/04/02 09:07 2pgs
Fees:13.00 Taxes:549.45
20020404-0040884

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 hand this 28th day of March, 2002.

James D. Walker by James H. Walker Attorney in Fact — Dixie Walker by James H. Walker Attorney in Fact

James D. Walker by
James H. Walker, Attorney-in-Fact

Dixie Walker by
James H. Walker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James H. Walker, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for James D. Walker and wife, Dixie Walker, and that he is authorized by James D. Walker and wife, Dixie Walker to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 28th day of March, 2002.

Carol R Rivers

Notary Public

My Commission expires:

November 30, 2004

CAROL R RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO TN
MY COMMISSION EXPIRES NOVEMBER 30, 2004