Davidson County DEEDWARR
Recvd: 06/01/04 14:19 2pgs
Fees:13.00 Taxes:537.43
20040601-0063903

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TN
COUNTY OF Williamson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$145,250.00** amount is equal to or greater than the amount which the property transferred would ~~command at a~~ fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **day of MAY, 2004.**
Notary Public

NOTARY PUBLIC
Commission Expiration:

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 29, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
MICHAEL B. WALTERS, UNMARRIED		232 GLENSTONE CIRCLE BRENTWOOD, TN 37027
	SAME	
		PROPERTY ADDRESS: SAME

MAP PARCEL NUMBER
171-2-A-89 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **JON PHILLIP KEMP** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **MICHAEL B. WALTERS, UNMARRIED** (Collectively "Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 89, BRENTWOOD VILLA, PHASE 3B OF RECORD IN BOOK 6900, PAGE 329, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO MARSHA A. GOODMAN, MARRIED AND JON PHILLIP KEMP BY DEED FROM RONALD PEARSON, RECORDED JULY 25, 2001 IN INSTRUMENT NO. 20010725-0078876, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY IS NOT AND NEVER HAS BEEN THE PRIMARY RESIDENCE OF MARSHA A. GOODMAN.

PROPERTY WAS FURTHER CONVEYED TO AND NOW VESTED JON PHILLIP KEMP BY QUITCLAIM DEED OF MARSHA A. GOODMAN, MARRIED DATED FEB. 21, 2003 AND RECORDED APRIL 21, 2003 IN INSTRUMENT NO. 20030421-0051845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as : 232 GLENSTONE CIRCLE, BRENTWOOD, TN 37027

This property is subject to all restrictive covenants of record, all matters shown on the Plat of record and any encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 26 day of MAY, 2004.

JON PHILLIP KEMP (GRANTOR)

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JON PHILLIP KEMP** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 **day of** May **, 2004.**

Notary Public

My Commission Expires:

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 29, 2006