RTEC08
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $144,500.00

Affiant

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 14th day of September, 2004.

Notary Public
My commission expires: 11/26/05

Davidson County DEEDWARR
Recvd: 09/16/04 09:18 2pgs
Fees:13.00 Taxes:534.65
20040916-0111484

08-0403-90253

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lynda R. Waller	Washington Mutual	60-03-0-056
3124 Larkspur Drive	11200 W Parkland Avenue	
Nashville TN 37207	Milwaukee, WI 53224	

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, Shivaunia P. Hall, a married person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lynda R. Waller, 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 37, Section One, Oak Park Subdivision of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 89.0 feet to the northwesterly side of Larkspur Drive and extends back between lines, 220 feet each, to the southwesterly right of way of US Interstate I-65 measuring 92.64 feet thereon.

Being the same property conveyed to Shivaunia P. Hall, a married person, by deed from Odessa Jenkins Maxwell, dated July 11, 2001, of record in Instrument No. 20010723-0077691, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Transland Financial Services, Inc. of record in Instrument No. 20010723-0077692, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

Anthony Hall, husband of Shivaunia P. Hall, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

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.

This property is improved property known as 3124 Larkspur Drive, Nashville, TN 37207

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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.

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 14th day of September, 2004.

Shivaunia P. Hall (Grantor)

Anthony Hall

Lynda R. Waller (Grantee)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shivaunia P. Hall and husband Anthony Hall, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 14th day of September, 2004.

State of Tennessee at Large

My Commission expires: 11/26/05

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynda R. Waller, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 14th day of September, 2004.

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JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN