RETURN TO:
Hallmark Title Company
1000 Northchase Drive
Suite 100
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~
DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Shelia Bryerdien
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2004.

Deborah A Rand
Notary Public

My Commission Expires: 1-28-06

DEBORAH A. RAND NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/04 10:34 2pgs
Fees:13.00 Taxes:684.50
20041206-0144679

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Deborah Hope Walker and husband, Stephen Walker, II
1116 Adwolfe Cove
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
~~NEW OWNER~~
Anchor Mortgage Associates, Inc.
209 N. Main
Jamestown, TN 38556

MAP-PARCEL NUMBERS:
86.04-B-97.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew S. Lyon and Kathy M. Lyon** hereinafter referred to as Grantors, hereby transfers and conveys to **Deborah Hope Walker and husband, Stephen Walker, II** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 58 on the Plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee to which plat references is hereby made for a more complete description.

Being the same property conveyed to Matthew S. Lyon and wife, Kathy M. Lyon by warranty deed from Frank Baston Homes, Inc., of record in book 10604, page 300, Register's Office for Davidson County, Tennessee, dated September 8, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9082, Page 567, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9082, Page 859, Register's Office for Davidson County, Tennessee.

HOA Charter of record at Instrument No. 199912070300671, Register's Office for Davidson County, Tennessee.

Matthew S. Lyon executed this instrument on behalf of Kathy M. Lyon pursuant to a Power of Attorney of record in Instrument No. 20041206-0144678, Register's Office, Davidson County, Tennessee.

11782-BW

HOA Lien of record at Instrument No. 200405110053519, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1116 Adwolfe Cove, Hermitage, Tennessee 37076.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of November, 2004.

Matthew S. Lyon

Kathy M. Lyon BY Matthew S. Lyon ATTY 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 Matthew S. Lyon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2004.

Notary Public

My Commission Expires: 11/6/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/06/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew S. Lyon whom I am personally acquainted and who proved himself to be the attorney-in-fact for Kathy M. Lyon who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Kathy M. Lyon. Witness my hand and official seal this 30th day of November, 2004.

Notary Public

My Commission Expires: 11/6/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/0[illegible]