Davidson County DEEDWARR
Recvd: 05/03/05 15:25 2 pgs
Fees:13.00 Taxes:231.40

20050503-0049487

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN02288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,540.00

Carla Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of April, 2005

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shereda Walker **500 Paragon Mills, A-4** **Nashville, TN 37211**	Accredited Home Lenders P.O. Box 10436 Van Nuys,CA 91410-0436	**133-11-0-A-004.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susan O. Bundy, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shereda Walker, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. A-4, Canterbury Hall Condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of Record in Book 5441, page 819, Register's Office for Davidson County, Tennessee, and shown on Plan of record in Book 5200, page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan O. Bundy, by Deed from Autumn M. Johnson, dated 1-28-99 and recorded 2-5-99 in Book 11328, page 846, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 5440, page 255,as amended in book 5441, page 819 and book 5865, page 101, in the Register's Office of Davidson County, Tennessee.

Charles Bundy, husband of Susan O. Bundy, joins in the execution of this instrument for the purpose of conveying such marital interest, if any, that he may have in and to said property.

Unimproved ( )
This is improved (X) property known as **500 Paragon Mills, A-4, 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 and assigns forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 29th day of April, 2005.

Susan O Bundy By Rob Morris Attorney in fact

Susan O. Bundy by Robert Morris, Attorney-in-Fact,
by Power of Attorney recorded immediately prior hereto

Charles Bundy By Rob Morris Attorney in fact

Charles Bundy by Robert Morris, Attorney-in-Fact,
by Power of Attorney recorded immediately prior hereto

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of April, 2005, before me personally appeared **ROBERT MORRIS** to me known to be the person who executed the foregoing instrument in behalf of **SUSAN O. BUNDY AND HUSBAND, CHARLES BUNDY,** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **SUSAN O. BUNDY AND HUSBAND, CHARLES BUNDY.**

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of April, 2005.

Commission Expires: My Commission Expires NOV. 26, 2005

Lisa G Page
Notary Public

LISA G. PAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY