Davidson County DEEDWARR
Recvd: 07/05/05 12:15 2 pgs
Fees:13.00 Taxes:443.63

20050705-0076751

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public
My commission expires: ~~11/27/06~~ 2-23-09

JENNY GERMANO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

06-0506-74169

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph C. Walker	Franklin American Mortgage Co.	86-7-143
1528 Market Square	501 Corporate Center Dr.,Suite 400	
Hermitage TN 37076	Franklin, TN 37067	

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, **Scott D. Derryberry**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph C. Walker and wife, Jami C. Walker**, 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. 271, on the Plan of Phase V-A, Jackson's Retreat, of record in Plat Book 6250, Page 309, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott D. Derryberry, unmarried, by deed from J. Randall Frith and wife, Lisa C. Frith, dated May 31, 1994, of record in Book 9367, Page 990, said 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.

This property is improved property known as 1528 Market Square, Hermitage, TN 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, 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 30 day of June, 2005.

Scott D. Derryberry

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott D. Derryberry,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30 day of June, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires