This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050428

Davidson County DEEDWARR
Recvd: 08/03/05 09:17 3 pgs
Fees:18.00 Taxes:758.13
20050803-0090734

Send Tax Bills To:
Countrywide Home Loans
4500 Park Granada
Calabasas, CA 91302-1613

New Owner is:
Stephen Walter & Deborah Walter
3212 River Walk Drive
Nashville, TN 37214

MAP: 85-12-O-A
PARCEL: 57.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bradley S. Doerschuk**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stephen Walter and wife, Deborah Walter**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 51 on the plan of River's Edge, Section Three, Jackson Downs, Phase Two of record in Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bradley S. Doerschuk, unmarried by Deed from Fox Ridge Homes, Inc. dated 12/23/99, recorded 12/28/99, in Inst#199912280307100, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Subject to the Plan of Record in Book 9700, page 689, Register's Office for Davidson County, Tennessee.

Restrictive covenants and By-Laws contained in an instrument of record in Book 9280, page 334, in Book 11098, page 1, and in Book 11098, page 21, Register's Office for Davidson County, Tennessee.

Easement of record in Book 9857, page 77, Register's Office for Davidson County, Tennessee.

All matters on the plans of record in Book 7900, page 556, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21 day of July, 2005.

GRANTOR:

Bradley S. Doerschuk

Jacie Doerschuk

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bradley S. Doerschuk and Jacie Doerschuk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21 day of July, 2005.

CYNTHIA COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $204,900.00.

Affiant

SWORN TO and subscribed
before me this 29th day of
July, 2005

NOTARY PUBLIC

My commission expires:

6-7-09

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY