PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 08/25/05 15:10 2 pgs
Fees:13.00 Taxes:934.25
20050825-0102003

W & I Ref:(_____) Title No: 46578
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael D. Betz 6805 Pennywell Drive Nashville, Tennessee 37205	~~SAME~~ SAME

TAX MAP-PARCEL NUMBERS: 115-09-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$252,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Walter and spouse, Judith B. Walter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Betz** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 132 on the Plan of West Meade Hills Section Five of record in Book 3300, Page 98 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Robert L. Walter and Judith B. Walter, both unmarried by deed from William I. Ezell, unmarried of record in Book 10963, Page 607 re-recorded in Book 10975, Page 935 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300 Page 98, said Register's Office, which Plan shows a 75 foot minimum building setback line from Pennywell Drive and a 10 foot easement for public utility purposes along the rear and southerly lines of said lot. And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as: 6805 Pennywell Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 2005.

Robert L. Walter

Judith B. Walter

State of TENNESSEE
County of DAVIDSON

On this 23rd day of August, 2005 , before me the undersigned authority, personally appeared Robert L. Walter Judith B. Walter , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $252,500.00

Affiant

Sworn and subscribed before me this the 23rd day of August, 2005

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public