THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24627-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 2nd day of September, 2005. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires: Notary Public July 25, 2009 STATE OF TENNESSEE

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires

WARRANTY DEED

Address New Owner: 3015 Poston Avenue Partnership 3203 Overlook Nashville, TN 37203	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.104.10 Parcel No. 159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle D. Walker**, n/k/a, **Michelle D. Walker-Ungurait, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3015 Poston Avenue Partnership, a Tennessee partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *County, Tennessee, more particularly described on Exhibit "A" hereto. *Davidson

This is improved property located at 3203 Overlook, Nashville, TN 37203

Bradley Ungurait joins in this conveyance to convey any and all marital interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of September, 2005.

Michelle D. Walker- Ungurait

Bradley Ungurait

STATE OF Texas, COUNTY OF Travis SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michelle D. Walker-Ungurait and Bradley Ungurait** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2005.

Notary Public

My Commission Expires: 2/07/2009

MARK ITNYRE
Notary Public, State of Texas
My Commission Expires
February 07, 2009

Davidson County DEEDWARR
Recvd: 09/09/05 15:40 2 pgs
Fees:13.00 Taxes:1017.50

20050909-0108863

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 200 on the Map of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described as follow, to wit:

Beginning on the southeasterly margin of Overlook, formerly Hillside Drive, at a point 100 1/3 feet southwest of the westerly margin of 32nd Avenue North, being the corner of Lot Nos. 200 and 201; thence with the line between said two lots, southeastwardly 182 feet to the northwesterly line of Lot No. 202; thence with the same southwestwardly 40 feet to the corner of Lot Nos. 199 and 200; thence with the line between said two lots, northwestwardly 180 feet to the southeasterly margin of Overlook Drive; thence with same northeastwardly 70 feet to the beginning.

Being the same property conveyed to Michelle D. Walker, an unmarried person by deed dated 3/28/2001 from Linda Holler and Mary Lee Kelly, both unmarried of record in Instrument No. 20010404-0031758, Register's Office for County, Tennessee. Michelle D. Walker is now known as Michelle D. Walker Ungurait

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.