BOX 3

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 16th day of September, 2005.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/22/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/22/05 15:35 2 pgs
Fees:13.00 Taxes:1276.50
20050922-0114195

ADDRESS NEW OWNER(S) AS FOLLOWS:
Arthur E. Walker
717 Palmetto Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

171-12-0-A-043.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard B. Martin and Elizabeth H. Martin hereinafter referred to as Grantors, hereby transfers and conveys to Arthur E. Walker and wife, Cynthia C. Walker hereinafter referred to as 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 Lot No. 42 on the Plan of Section Two Addition to Brelan Park at Saddlewood, of record in book 7900, page 963, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Richard B. Martin and Elizabeth H. Martin by warranty deed from Phillips Builders, Inc. by warranty of record in Book 9818, page 200, Register's Office for Davidson County, Tennessee, dated September 29, 1995. Further, being the same property conveyed to Elizabeth H. Martin by quitclaim deed from Richard B. Martin, of record in Book 11563, page 952, said Register's Office, dated July 7, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 963, Register's Office of said County.

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Declaration of covenants, conditions and restrictions of record in Book 8891, page 850, supplemented in Book 9462, page 398, amended and restated in Book 9480, page 387, said Register's Office.

By-Laws in Book 8891, page 869; Codes Administration agreement in book 6012, page 981, said Register's Office.

Easement of record in Book 7883, page 311, said Register's Office.

Application for Greenbelt Assessment in Book 8886, page 794 and Book 8886, Page 793, said Register's Office.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 717 Palmetto Court, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 16th day of September, 2005.

Richard B. Martin

Elizabeth H. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Richard B. Martin and Elizabeth H. Martin, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/16/2005.

Witness my hand and official seal this 16th day of September, 2005.

Notary Public

My Commission Expires: 11.2205

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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