WARRANTY DEED

G-VRE-05-819

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandi J. Oelkers	America's Wholesale Lender	
819 Horner Avenue	(NAME) 750 Old Hickory Blvd. #180	118-02-152
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARRY R. HALDERMAN AND WIFE, SUSAN M. HALDERMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDI J. OELKERS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 52 ON THE MAP OF KIRKWOOD HEIGHTS SUBDIVISION, SECTION 4, A PART OF THE W. T. BERRY ESTATE, OF RECORD IN BOOK 1130, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BARRY R. HALDEMAN AND WIFE, SUSAN M. HALDEMAN BY WARRANTY DEED FROM SHAMROCK HOLDINGS, INC., RECORDED ON THE 14TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030814-0116851, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 1130, page 18; Book 4333, page 825; and Book 1153, page 296, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/09/05 11:56 2 pgs
Fees:13.00 Taxes:775.15

20051209-0148199

unimproved ( )
This is improved (X) property, known as 819 Horner Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 5th day of December, 2005.

Barry R Halderman by Elizabeth Halderman, attorney in fact
Barry R. Halderman

Susan M Halderman by Elizabeth Halderman, attorney in fact
Susan M. Halderman

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 5th day of December, 2005, before me personally appeared Elizabeth Haldeman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barry and Susan M Haldeman and who acknowledged that he/she executed the same as the free act and deed of the said Barry & Susan M Haldeman by virtue of that Power of Attorney, duly executed by the said Barry and Susan M Haldeman on October 13th, 2005 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 5th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212