THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
EMF Capital LLC
25900 NW Western Hwy / #875
Southfield, MI 48075

MAP PARCEL NUMBERS 150-6-264

Davidson County DEEDWARR
Recvd: 12/28/05 14:18 2 pgs
Fees:13.00 Taxes:623.45
20051228-0155514

WARRANTY DEED

THIS INDENTURE, made and entered into this 20 day of December , **2005**, by and between **Larry Walker and Ramona Walker, husband and wife**, party of the first part, and **John C. Kellar and Jenni B. Kellar, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$168,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

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. 53 on the Plan of Percy Priest Meadows Addition Section 2 of record in Plat Book 8250, Page 200, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Larry Walker and wife Ramona Walker by deed from Cardinal Construction, Inc., of record in Book/Instrument No.9262, page 647 Register's Office, Davidson County, Tennessee, dated 2/23/94 and recorded 3/01/94.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Any and all matters of Plat of record in Book 8250, Page 200, zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 2824 Louise Russell Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Larry Walker

Larry Walker

Ramona Walker

Ramona Walker

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Walker and Ramona Walker, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of December, **2005.**

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Angie Valentini

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$168,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of December, 2005

My commission expires 9-22-07

Angie Valentini

NOTARY PUBLIC

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
2824 Louise Russell Drive
Antioch, TN 37013

Name and Address of New Owner

Same as above