PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 46899
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/23/06 14:18 2 pgs
Fees:13.00 Taxes:1028.60
20060123-0008615

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stafford Hall Pamela Hall 6848 Collinswood Drive Nashville, Tennessee 37221	Countrywide P.O. Box 660694 Dallas, TX 75266-0694

TAX MAP-PARCEL NUMBERS: 15508C20200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$278,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Patner , unmarried and Charlene Roi Walker , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stafford Hall and spouse, Pamela Hall** 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, bring Lot No. 202 on the Plan of Poplar Creek Estates of record in Book 6900, page 339 through 347, amended by Amendment and Change of Survey Monumentation of record in Book 7900 pages 888 and 889 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 Andrew Patner and wife, Charlene Roi Patner by deed from Kaylup S. Anderson and wife, Dorothy R. Anderson of record in Doc.No. 20050518-0056242, Register's Office for Davidson County, Tennessee. Andrew Patner and Charlene Roi Patner have since divorced. By Final Decree of the 8th Circuit Court for Davidson County., Doc. No. OSD-2931 the said Charlene Roi Patner was restored to her former last name and is now known as Charlene Roi Walker.

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

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 334 through 347 amended by Amendment and Change of Survey Monumentation of record in Book 7900, pages 888 and 889, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6848 Collinswood Drive, Nashville, Tennessee 37221

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 30th day of December, 2005.

Andrew Patner

Charlene Roi Walker

State of TENNESSEE
County of DAVIDSON

On this 30th day of December, 2005 , before me the undersigned authority, personally appeared Andrew Patner and Charlene Roi Walker , 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 My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $278,000.00

Affiant

Sworn and subscribed before me this the 30th day of December, 2005

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY