WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of January, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/27/06 15:51 2 pgs
Fees:13.00 Taxes:314.50
20060127-0010961

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Noble Properties, Inc.	SAME	148-01-0-026.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barbara J. Walden, Trustee, or her successors in trust, under the revocable Walden Living Trust dated April 25, 2002**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Noble Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 228 on the plan of Hillbrook, Section II, of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 73 feet on the southerly side of Wallace Road and runs back 121.8 feet on the easterly line and 178.6 feet on the westerly line to a dead line, which is a broken line, measuring 124 feet thereon.

Being the same property conveyed to Barbara J. Walden, Trustee, or her successors in trust, under the revocable Walden Living Trust dated April 25, 2002, by deed from Barbara J. Walden, on April 25, 2002, of record in Instrument Number 20020502-0054230, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 12, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3974, page 783; and Book 4031, page 160; and Book 4213, page 155; and Book 4302, page 491; and Book 3277, page 482; and Book 3286, page 375, Register's Office for Davidson County, Tennessee.

This is improved property known as: **213 Wallace Road, Nashville, TN 37211**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this January 27, 2006.

Barbara J. Walden, Trustee, or her successors in trust, under the revocable Walden Living Trust dated April 25, 2002

Barbara J. Walden, Trustee

By: Barbara J. Walden, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of January, 2006, before me, appeared Barbara J. Walden, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee of the Barbara J. Walden, Trustee, or her successors in trust, under the revocable Walden Living Trust dated April 25, 2002 and that the seal affixed to said instrument is the corporate seal of said corporation (or trust), and that said instrument was signed and sealed in behalf of said corporation (or trust) by authority of its Board of Directors (or Trustees) and said Barbara J. Walden acknowledged said instrument to be the free act and deed of said corporation (or trust).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

