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

SEND TAX BILLS TO:
Amedeo Wilson
405 Shadetree Ct
Nashville TN 37207

MAP PARCEL NUMBERS--60-11A-31

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 03/29/06 14:24 2 pgs
Fees:13.00 Taxes:362.70
20060329-0035758

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of March, **2006**, by and between **Donzaleigh Walker-McCord**, unmarried, party of the first part, and **Amadeo Wilson**, SINGLE, party of the second part,

WITNESSETH: That for and in consideration of **$98,026.00** 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 Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Pine Ridge, Section Three, a Planned Unit Development, of record in Book 6900, page 660, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Donzaleigh Walker, unmarried by deed from Slate Construction Company, Inc., of record in Book/Instrument No.9773, page 133 Register's Office, Davidson County, Tennessee, dated 08/23/95 and recorded 08/25/95. Donzaleigh Walker had since married, but now divorced, but now goes by Donzaleigh McCord. Donzaleigh Walker, Donzaleigh McCord and Donzaleigh Walker McCord are all one and the same person.

The above referenced property is also known as 405 Shadetree Court, Nashville, Tennessee 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in the plat of record in Book 6900, page 660; any and all 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.

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.

Donzaleigh Walker-McCord

Donzaleigh Walker-McCord

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donzaleigh Walker-McCord, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23rd day of March, **2006.**

My commission expires 1-27-07

Notary Public

DAVIDSON ★ TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ COUNTY, TENNESSEE

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, **$98,026.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward B Baldwin Jr

Affiant

Subscribed and sworn to before me this 23rd day of March, **2006**.

NOTARY PUBLIC

My commission expires: 1-27-07

PROPERTY ADDRESS:
405 Shadetree Court
Nashville, TN 37207

Name and address of new owner:
Amedeo Wilson
405 Shadetree Ct
Nashville TN 37207

DAVIDSON ★ TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ COUNTY, TENNESSEE