After Recording Mail To:
Lenders First Choice
3850 Royal Ave.
Simi Valley, CA 93063
7325415
This Instrument Prepared By:
Lenders First Choice
3850 Royal Ave.
Simi Valley, CA 93063

Davidson County DEEDWARR
Recvd: 04/04/06 16:01 3 pgs
Fees:18.00 Taxes:266.40
20060404-0038596

New Owner/Send Tax Bills To:
Douglas A. Ponton
3212 Lakeford Dr.
Nashville, TN 37214

Map & Parcel:
108-08-0 & 163.00

WARRANTY DEED

This instrument, made and entered into on this the 14th day of MARCH, 2006, by and between SANDRA JEAN WALLMAN and Husband, THOMAS ANDREW WALLMAN, Grantor and DOUGLAS A. PONTON, a Single Man, whose address is 3212 Lakeford Dr., Nashville, TN 37214, Grantee.

WIITNESSETH:

That for and in consideration of the sum of $72,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor have this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, his successors and assigns, the following described real estate, situated and being in Davidson County, State of Tennessee:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Tax Parcel Identification #108-08-0 163.00
Property Address: 3212 Lakeford Dr., Nashville, TN 37214

BEING the same property conveyed to Sandra Jean Wallman and husband, Thomas Andrew Wallman, by deed from Charles Debray and wife, Frances Debray, of record December 4, 1996 in Book 10279, Page 361, said County Clerks Office

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, his successors and assigns, that he has lawfully seized and possessed of the premises above conveyed, and have a good lawful right to sell and convey the same; that said premises is free from all encumbrance, and that he, the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set has hand and seal on this the date first above written.

Sandra Jean Wallman
SANDRA JEAN WALLMAN

Thomas A. Wallman
THOMAS ANDREW WALLMAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JAMES PERRY JACK, with whom I am personally acquainted, (or whose identity was proved to me on the bases of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 14th day of MARCH, 2006.

PRISCILLA EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

Notary Public
My Commission Expires: 11/22/2008

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $XXXXXX$72,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Sandra Jean Wallman / Thomas Andrew Wallman
Affiant

Subscribed and sworn to before me this the 14th day of MARCH, 2006

PRISCILLA EATON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

Notary Public
My Commission Expires: 11-22-2008

SCHEDULE "A"

All that certain property situated in the county of DAVIDSON, and State of TENNESSEE, being described as follows:

Being Lot No. 30-A on the plan of Zone Lot Division, Lots 29 and 30 of Section 3 of East Lake Subdivision, of record in Plat Book 5200, Page 342, as amended in Plat book 5200, Page 668, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

For informational purposes only: The APN is shown by the county assessor as 10808016300;

Source of Title is Book 10279, Page 361 (Recorded 12/04/1996)