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

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Melinda Chavez **3113 Lakeland Drive** **Nashville, TN 37214**	**NEW OWNER**	096-15-0-008.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $120,700.00.

Affiant

Subscribed and sworn to before me this 5th day of April, 2006

Notary Public
My Commission Expires: 11/22/08

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/13/06 15:23 2 pgs
Fees:13.00 Taxes:446.59

20060413-0042817

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James Walker and WIFE Marsha Walker** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Melinda Chavez and Sharon M. Atwood**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Donelson, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 913, on the Plan of Clover Hill, Section No. XI, of record in Book 2663, Page 26. said Register's Office.

Being the same property conveyed to Marsha Lynn Snuffer, by Warranty Deed, dated July 22, 1996, from John M. Baldwin, Jr., unmarried, of record in Book 10134, Page 928, Register's Office for Davidson County, Tennessee. Marsha Lynn Snuffer has since married and is now known as Marsha Walker.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 2663, Page 26, Register's Office for Davidson County, Tennessee. Taxes for the year 2006 and following, a lien not yet due and payable.

THIS IS **IMPROVED** PROPERTY KNOWN AS 3113 Lakeland Drive, Donelson, TN 37214

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 5th day of April, 2006

James Walker

Marsha Walker

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared James Walker and Marsha Walker and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 5th day of April, 2006.

Notary Public

My Commission Expires: May 12 2009

(SEAL)

