Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 14:48 2 pgs
Fees:13.00 Taxes:823.25

20060417-0043487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 2006

Notary Public

MY COMMISSION EXPIRES: NOV. 24, 2007 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert O. Walker (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 146-4
4820 Briarwood Drive (ADDRESS)	101 E.E. Butler Parkway (ADDRESS)	PARCEL 84
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Gainesville, GA 30501 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stephen S. Chandler and wife, Laura E. Chandler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert O. Walker and wife, Anna M. Walker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 566 on the Plan Section 14, Caldwell Hall, of record in Book 3300, page 77, Register's Office for said County.

Said Lot No. 566 fronts 97.31 feet on the northeasterly margin of Briarwood Drive and extends back 415.9 feet on the broker westerly line and 262.36 feet on the southeasterly line to a dead line in the rear, measuring 332.0 feet thereon.

Being the same property conveyed to Stephen S. Chandler and wife, Laura E. Chandler by deed from James M. Futrell and wife, Linda D. Lair Futrell of record in Instrument No. 20000801-0076098, Register's Office for Davidson County, TN.

Description Reference: Described according to (or by referrnce 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 3300, page 77, said Register's Office, which Plan shows a 40 foot minimum building setback line from Briarwood Drive and a 25 foot easement for public utility purposes along

CONTINUED

unimproved ( )
This is improved (X) property, known as 4820 Briarwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand s this 13th day of April, 2006

Stephen S. Chandler

Laura E. Chandler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen S. Chandler and wife, Laura E. Chandler

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April 2006.

Commission expires 3-21-09

M. NORRIS JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

the front line(s). And an easement for TVA line across the rear line of said lot. Note: "All easements within TVA right-of-way subject to any limitation placed therein by TVA." A pedestrian way, drainage and utility easement across the rear and westerly lines of said lot. And an 8 inch sewer line along the southerly portion of the westerly line.