Box 34

Davidson County DEEDWARR
Recvd: 04/25/06 13:58 2 pgs
Fees:13.00 Taxes:420.14

20060425-0047234

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

LYNDA KAYE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $113,550.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2006.

Notary Public
My commission expires: 1/23/2010

15-0604-150684

Address of New Owner:	Send Tax Bills to:	Tax Information
Elisa Fonseca	Market Street Mortgage	086-02-0-054.00
6008 Lopez Lane	213 Overlook Circle, Ste. A-4	
Hermitage TN 37076	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Edward Walker and wife, Frances C. Walker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elisa Fonseca and M. A. ConCepcion Fonseca, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 70 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 67.29 feet on the southerly side of Lopez Lane and extends back between lines, 134.7 feet on the easterly line and 128.1 feet on the westerly line to a dead line in the rear measuring 77.6 feet thereon.

Being the same property conveyed to James Edward Walker and wife, Frances C. Walker by deed from S & F, Inc., dated 1-12-63, of record in Book 3501, Page 245, Register's Office for Davidson County, Tennessee.

James E. Walker and James Edward Walker being one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6008 Lopez Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of April, 2006.

James Edward Walker by Jeremy Bockman, His attorney in fact

James Edward Walker, by Jeremy Bockman, His Attorney in Fact

Frances C. Walker by Jeremy Bockman Her attorney in fact

Frances C. Walker, by Jeremy Bockman, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy Bockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney in fact for James Edward Walker and Frances C. Walker and that he is authorized by James Edward Walker and Frances C. Walker to execute this instrument on their behalf.

Witness my hand in Hermitage, TN, this 18th day of April, 2006.

Gail Marshall

State of Tennessee at Large

My Commission expires

My Commission Expires
March 20, 2010

