PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/17/06 11:07 3 pgs
Fees:18.00 Taxes:592.00
20060517-0057718

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of April, 2006 by and between **Jennifer Lynn Walters** GRANTOR, and **Michael E. Desmond**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTOR'S right, title and interest (representing a 50% tenant in common interest) in the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Beginning at an iron rod situated in the westerly margin of Pettus Road, said point being the northeast corner of the Steven & Joyce Samples property of record in Book 9491, page 138, Register's Office for Davidson County, Tennessee. Thence, leaving said road, N84 degrees 08' 48" W, a distance of 2008.00 feet to an iron rod; Thence, N 05 degrees 51' 12" E, a distance of 235.48 feet to an iron rod; Thence, S 82 degrees 34' 49" E, a distance of 721.59 feet to an iron rod; Thence, S 11 degrees 04' 55" W, a distance of 166.45 feet to an iron rod; Thence, S 84 degrees 08' 48" E, a distance of 1308.68 feet to an iron rod situated in the westerly margin of Pettus Road; Thence along said road, along a curve to the right, having a central angle of 01 degrees 35' 52", a radius of 1809.68 feet, a tangent of 25.23 feet, a length of 50.46 feet , and having a chord which bears S 13 degrees 38' 16" W, a distance of 50.46 feet to the point of beginning and containing 5.188 acres of land more or less.

This conveyance is subject to the following:
1) Easement for Septic System of record in Book 10785, page 299, Register's Office for Davidson County, Tennessee.

2) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

* 20060517-0057717

Being the same property conveyed to Jennifer Lynn Walters, married and Michael E. Desmond, unmarried, as tenants in common, by Quitclaim Deed from Jennifer Lynn Walters and Michael Desmond, Trustees of the Revocable Desmond Living Trust dated December 1, 2004* Previously being the same property conveyed to Patricia A. Mendes Desmond, unmarried, and Jennifer Lynn Desmond Walters, married, as joint tenants with rights of survivorship by Warranty Deed from George A. Allen and wife, Deborah H. Allen of record in Instrument No. 200107110073914, dated July 6, 2001, recorded July 11, 2001, and Notary's Certificate of Correction of record in Instrument No. 200107190076394, dated July 13, 2001, recorded July 19, 2001, Register's Office for Davidson County, Tennessee. Patricia A. Mendes Desmond conveyed her interest in property by Quitclaim Deed to Patricia Desmond, Jennifer Walters and Michael Desmond, Trustees, or their successors in trust, under the revocable Desmond Living Trust, dated December 1, 2004, deed is dated December 1, 2004, of record in Instrument No. 20041206-0144655, Register's Office for Davidson County, Tennessee. This property is separate property for Jennifer Lynn Walters and it is not her residence so her husband's signature is not required.

This is [X]improved [ ]unimproved property known as: 5945 Pettus Road, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jennifer Lynn Walters
JENNIFER LYNN WALTERS

INDIVIDUAL
STATE OF Alabama
COUNTY OF Coffee

Personally appeared before me, a Notary Public of said county and state, JENNIFER LYNN WALTERS, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 2 day of May, 2006.

Debra G Tuck
Notary Public

My Commission Expires: 10/16/2006

Name and Address of Property Owner:
Michael E. Desmond
5945 Pettus Road, Antioch, TN 37013

Send Tax Statements to:
Pinnacle National Bank
211 Commerce St. Ste. 300
Nashville TN 37201

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I 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 $160,000.00, 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4 day of May, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-241