THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 24101N

MAP/GROUP/PARCEL: 117-03-0-B025.00CO

NEW OWNER'S NAME AND ADDRESS:
MICHAEL L WALKOWSKI & COURTNEY A WALKOWSKI
2601 HILLSBORO ROAD UNIT B-9
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 06/28/06 09:10 2 pgs
Fees:13.00 Taxes:296.00
20060628-0077056

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, GRAHAM NOLDER, a single man, hereinafter called Grantor, does hereby transfer and convey unto, MICHAEL L WALKOWSKI and COURTNEY A WALKOWSKI, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. B-9, a horizontal property regime which is located on the Plat of Villager Condominium, as shown on plat of record in Plat Book 5200, page 154, and revised of record in Book 5200, page 201, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 2601 HILLSBORO ROAD UNIT B-9, Nashville, TN 37212.

BEING the same property conveyed to Grantor herein by deed of record in Book 7581, Page 794, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

GRAHAM NOLDER

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, GRAHAM NOLDER, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 19th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $80,000.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY