This instrument prepared by:
Russell Roberson, Attorney
9111 Cross Park Drive, Suite B112
Knoxville, Tennessee 37923
File No.: 06-052322

Davidson County DEEDWARR
Recvd: 07/03/06 14:11 2 pgs
Fees:13.00 Taxes:313.02
20060703-0079328

WARRANTY DEED

THIS INDENTURE, made this 28th day of June, 2006, between

Falenia Runae Lewis f/k/a Falenia R. George and her husband, Morris Wayne Lewis

First Parties, and

Joel B. Walsh, Unmarried

Second Party,

WITNESSETH: that said First Parties, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable considerations to them in hand paid by Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby grant bargain, sell and convey unto the said Second Parties the following described premises:

A CERTAIN tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 41-B on the Zone Lot Division of Lots 41, 45, 46 and 73,Meadows of Tulip Grove, Section One of record in Plat Book 5200, Page 612 and as amended in Plat Book 6520, Page 554, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Falenia R. George by deed of Tracy L. Hawk, dated June 15, 2005, recorded June 27, 2005, in Instrument Number 20050627-0073226, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

The above description is the same as the previous deed of record.

TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

TO HAVE AND TO HOLD the said premises to the said Second Parties in fee simple forever.

AND said First Parties for themselves, and for their heirs, successors in interest and assigns do hereby covenant with the said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except taxes for 2006, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

Falenia Runae Lewis

Falenia Runae Lewis

Morris Wayne Lewis

Morris Wayne Lewis

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainors, Falenia Runae Lewis and Morris Wayne Lewis, 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 office, this 28th day of June, 2006.

My Commission Expires: 5/20/08

Ann W. Wheeler

Notary Public - Ann W. Wheeler

ANN W. WHEELER STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

Name and address of property owners:

Joel B. Walsh
712 Mercer Drive
Hermitage, TN 37076

who are responsible for payment of taxes.

CLT CODE: 075-16 020.00

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $84,600.00.

Subscribed and sworn to before me this 28th day of June, 2006.

Affiant

My Commission Expires: 5/20/08

Ann W. Wheeler

Notary Public - Ann W. Wheeler

ANN W. WHEELER STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY