Davidson County DEEDWARR
Recvd: 07/12/06 08:28 2 pgs
Fees:13.00 Taxes:521.70

20060712-0083484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $141,000.00

Janette M. Walters
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE:

July 5, 2006.

MACKENZIE COHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Mackenzie Cohn
NOTARY PUBLIC

COMMISSION EXPIRES:

My Commission Expires JAN. 23, 2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Janette M. Walters 3405 Anderson Road, Unit 307 Antioch, TN 37013	**First Horizon Home Loans** **4000 Horizon Way** **Irving, TX 75063**	136-15-0-A033.00CO

WARRANTY DEED

FOR AND IN 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, I/WE, **WILLIAM N. FULKS**, unmarried

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JANETTE M. WALTERS**, unmarried

HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 33, Unit 307, on the Plan of Phase 1, Watercrest Townhomes, as shown on plat of record in Plat Book 8250, page 888, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William N. Fulks in Instrument 20030714-0098231 recorded 7/14/2003, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
3405 ANDERSON ROAD, UNIT 307, ANTIOCH, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 07/05/06

William N. Fulks
William N. Fulks

LTSR Number:

GTE File: 2006060358

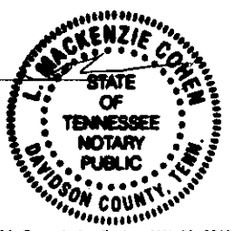
NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William N. Fulks and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/~~she/they~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 5th day of July, 2006.

Notary Public



My Commission Expires JAN. 23, 2010

Commission Expires: _____