WARRANTY DEED

B-FTM-06-1460

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jemik R.Walton	Fifth Third Mortgage Company	
1460 East Cedar Lane (ADDRESS)	P.O. BOX 11060 (NAME) (ADDRESS)	53-9A-27.00 CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	ORANGE, CA 92856-8160 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOANN MCCUTCHEON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEMIK R.WALTON, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to w.t:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1460 OF NEELY'S BEND VILLAS, OF RECORD IN PLAT BOOK 5200, PAGE 262 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5625, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOANN MCCUTCHEON, AN UNMARRIED PERSON BY WARRANTY DEED FROM BARNEY FRAZIER, AN UNMARRIED PERSON, RECORDED ON THE 5TH DAY OF JUNE, 1997 IN DEED BOOK 10481, PAGE 891, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. This conveyance is subject to any and all existing easements and restrictions as shown of record.

Spouse does not join in conveyance due to property never having been a marital residence.

unimproved ( )
This is improved (X) property, known as 1460 East Cedar Lane, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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/our hand(s) this 28th day of July, 2006.

Joann McCutcheon
Joann McCutcheon by Rickie McQueen, Attorney-In-Fact
by Rickie McQueen
Attorney - in - fact.

Davidson County DEEDWARR
Recvd: 09/07/06 13:10 2 pgs
Fees:13.00 Taxes:392.20
20060907-0110834

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of July, 2006, before me personally appeared Rickie McQueen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joann McCutcheon and who acknowledged he/she/they executed the same as the free act and deed of the said Joann McCutcheon.

Witness my hand and official seal, this the 28th day of July, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903