Davidson County DEEDWARR
Recvd: 09/26/06 12:04 2 pg:
Fees:13.00 Taxes:725.20

20060926-0119000

# WARRANTY DEED

ET-06-0527

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

William H. Mayhugh
Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| William H. Mayhugh | William H. Mayhugh | |
| 4837 Myra Drive (ADDRESS) | 4837 Myra Drive (NAME / ADDRESS) | 87-9-72.00 |
| Hermitage, TN 37076-2649 (CITY) (STATE) (ZIP) | Hermitage, TN 37076-2649 (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 RICHARD A. WALKER AND WIFE, SHERRY K. WALKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. MAYHUGH AND WIFE, JANICE A. MAYHUGH, 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 wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF NEW HOPE ESTATES, PHASE ONE, OF RECORD IN PLAT BOOK 9700, PAGE 319, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARD A. WALKER AND WIFE, SHERRY K. WALKER BY WARRANTY DEED FROM JOHN R. FORTIN AND WIFE, MARY LEE FORTIN, RECORDED ON THE 1ST DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010301-0019410, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEW HOPE ESTATES, PHASE ONE, as recorded in Plat Book 9700, Page(s) 319.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11665, Page 811 amended at Instrument No. 200003220029281.

Easement recorded in Book 8111, Page 567.

Joint Use and Dedication of Easement Agreement recorded in Book 7216, Page 477 corrected in Book 8111, Page 562.

Easement set out in Book 9550, Page 330.

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers recorded in Book 6909, Page 840.

Subject to any and all existing restrictions and easements of record if any.

unimproved ( )
This is improved ( X ) property, known as 4837 Myra Drive, Hermitage, Tennessee 37076-2649
(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 18th day of September, 2006.

Richard A. Walker

Sherry K. Walker

STATE OF Tennessee

COUNTY OF Davidson

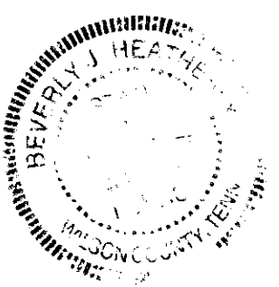
On this the 18th day of September, 2006, before me personally appeared Richard A. Walker and wife, Sherry K. Walker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of September, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)




**RETURN TO:**
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520