WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/06 14:52 2 pgs
Fees:13.00 Taxes:407.00

20061103-0137202

B-AFG-06-236

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Brenda S. Walsh
Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

FRANCES RUDY 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
Brenda S. Walsh	LOAN CITY, A CALIFORNIA	
236 Antioch Pike	(NAME) 14500 AVION PKWY., # 110	133-2-121
(ADDRESS) Nashville, TN 37211	(ADDRESS) CHANTILLY, VA 20151	
(CITY) (STATE) (ZIP)	(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 OPAL E. OWEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENDA S. WALSH, 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. 7 ON THE PLAN OF HINCHEY-PETWAY'S SUBDIVISION, AS OF RECORD IN MINUTE BOOK "I", PAGE 442, CHANCERY COURT AT NASHVILLE AND BEING LOT NO. 5 ON THE MAP OF A. C. ROTH'S UNRECORDED SUBDIVISION AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, SURVEYOR, DATED FEB. 17, 1982, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF ANTIOCH PIKE 200 FEET WEST OF THE INTERSECTION OF WINGATE AVENUE AND ANTIOCH PIKE; THENCE WESTERLY WITH THE NORTH MARGIN OF ANTIOCH PIKE 50 FEET TO THE SOUTHEAST CORNER OF LOT NO. 6 ON SAID UNRECORDED PLAN; THENCE NORTH 167 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT NO. 6; THENCE EAST 50 FEET TO THE NORTHWEST CORNER OF LOT NO. 4 OF SAID UNRECORDED PLAN; THENCE SOUTH 168.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALBERT W. OWEN, JR. AND WIFE, OPAL E. OWEN BY WARRANTY DEED FROM TOY B. TRAPP AND PAULINE D. TRAPP, UNMARRIED PERSONS, RECORDED ON THE 16TH DAY OF MARCH, 1982 IN DEED BOOK 5862, PAGE 145, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Albert W. Owen Jr., having died on July 30, 2003, leaving Opal E. Owen as tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5695, PAGE 354, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 236 Antioch Pike, Nashville, Tennessee 37211
(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 27th day of October, 2006.

Opal E. Owen by Jane Belcher, attorney-in-fact

Opal E. Owen by Jane Belcher, Attorney-in-Fact

Opal E Owen by Ann Ferrell as Attorney-in-fact

Opal E. Owen by Ann Ferrell, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of October, 2006, before me personally appeared JANE BELCHER & ANN FERRELL 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 Opal E. Owen and who acknowledged he/she/they executed the same as the free act and deed of the said Opal E. Owen.

Witness my hand and official seal, this the 27th day of October, 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