WARRANTY DEED

B-AM-06-211

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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
Stephen J. Walsh	New Century Mortgage	
211 Peachtree Street (ADDRESS)	3354 Perimeter Hill Drive, Suite 106 (NAME) (ADDRESS)	119-5-63.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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 JOHN L. CHAMBERS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN J. WALSH, MARRIED, 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 PART OF LOT NO. 8 IN W. F. DAVIS' SUBDIVISION OF BLOCK 22 IN THE CUMBERLAND NURSERIES PLAN, WHICH SUBDIVISION IS OF RECORD IN BOOK 332, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 8 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF FOSTER AVENUE AND PEACHTREE STREET; THENCE SOUTHWARDLY WITH THE WEST LINE OF FOSTER AVENUE, 188 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PART OF SAID LOT SOLD TO RUTH BOONE; THENCE WEST 78.9 FEET TO THE WEST BOUNDARY LINE TO A POINT 50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 188 FEET TO THE SOUTH LINE OF PEACHTREE STREET; THENCE EASTWARDLY 78.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. CHAMBERS BY WARRANTY DEED FROM RICHARD L. JARRETT AND DEBBIE MARTZ AND MARY ANN WHITE AND JENNIFER FOSTER MILLARD AND RACHEL JARRETT, RECORDED ON THE 10TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050210-0015522, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property is not the primary or marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 332, page 25, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 211 Peachtree Street, Nashville, Tennessee 37210
(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 31st day of October, 2006.

John L. Chambers

Davidson County DEEDWARR
Recvd: 11/03/06 15:08 2 pgs
Fees:13.00 Taxes:481.00

20061103-0137255

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John L. Chambers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22 2009

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