Prepared by:
Reil, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $132,700.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2007.

Notary Public
My commission expires: 7-2410

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Joyce A. Walker 1995 Nashboro Boulevard Nashville, TN 37217	New Owner	135-12-0-C-00200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yolanda Peer, unmarried, and Wilbur T. Peer, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joyce A. Walker, hereinafter called the Grantees, their successors 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 Unit No. 2 on the Plan of Nashboro Village, Tract 13, of record in Instrument No. 20021230061681, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Yolanda Peer and Wilber T. Peer, joint tenants with right of survivorship, by deed from Gallardia Properties, LLC dated 7/30/04 of record in Instrument No. 20040810009672B, Register's Office for Davidson County, Tennessee. Patricia A. Peer, spouse of Wilbur T. Peer, joins in the execution of this instrument to convey any marital interest she may have in said property.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1995 Nashboro Boulevard, Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 01/12/07 12:25 2 pgs
Fees:13.00 Taxes:490.99
20070112-0005263

WITNESS my hand this 2nd day of January, 2007.

Yolanda Peer

Wilbur T. Peer

Patricia A. Peer

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yolanda Peer, Wilbur T. Peer and Patricia A. Peer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Upper Marlboro, MD, this ~~5th~~ 6th day of January, 2007.

Notary Public

My Commission expires 03-01-08

GEORGE E. OKAI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 1, 2008