Davidson County DEEDWARR
Recvd: 01/23/07 13:58 2 pgs
Fees:13.00 Taxes:259.00

20070123-0009394

Prepared by:
Reli, 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 $70,000.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2007.

Notary Public
My commission expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert Guest Properties, Inc. 716 Carmel Avenue Madison, TN 37115	New Owner	052-02-0-10200

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, Beverly E. Walker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Guest Properties, Inc., 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 Lot No. 27, the east 25 feet of Lot No. 26 and the west 37.5 feet of Lot No. 28, Block "C", on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for said County.
>
> Said Lot No. 27 and parts of Lots No. 26 and No. 28 front together 112.5 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a dead line.
>
> BEING the same property conveyed to Beverly E. Walker by deed from Larry J. Walker dated 4/8/86 of record in Book 6824, Page 332, Register's Office for Davidson County, Tennessee.
>
> 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 716 Carmel Avenue, Madison, TN 37115.

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.

WITNESS my hand this 17th day of January, 2007.

Beverly E. Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly E. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of January, 2007.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN