PREPARED BY: James T. Sears
ADVANCED TITLE & ESCROW, LLC.
450 PROFESSIONAL PARK DR, STE # E
GOODLETTSVILLE, TN. 37072

Davidson County DEEDWARR
Recvd: 03/08/07 15:58 2 pgs
Fees:13.00 Taxes:296.00
20070308-0029100

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of Feb, 2007 by and between **Southeast Investments, a Limited Liability Corporations** herein after referred to as **GRANTOR**, **Mary Walker and Wayne Walker** herein after referred to as **GRANTEE**.

WITNESSETH: That for and in consideration of **Eighty Thousand** ($80,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Benedict Land Company's Subdivision of Lindsley Tract, as shown on plat of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southeast Investments, LLC in Instrument 20051104-0134208 recorded 11/4/2005, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2007 property taxes are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Book 332, Page 40, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County, and State.

This is Improved /unimproved property known as: 1100 Stockell Street, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first written above:

Southeast Investments, LLC by James K. Eaton, Sr., Chief Manager

INDIVIDUAL
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Southeast Investments, LLC by James K. Eaton, Sr., Chief Manager,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of Feb, 2007.

LEE McLENDON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB. 12, 2008

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Mary Walker
1100 Stockell Street
Nashville, TN 37207

Send Tax Statements to: OWNER
1100 Stockell Street
Nashville, TN 37207

Map & Parcel 082-03-0-175.00

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $80,000.00 amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of Feb, 2007.

LEE McLENDON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
MY COMMISSION EXPIRES FEB 12 2009

Notary Public

My Commission Expires: _____

RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. # E
GOODLETTSVILLE, TN. 37072