Davidson County DEEDWARR
Recvd: 05/07/07 14:57 2 pgs
Fees:13.00 Taxes:344.10
20070507-0054777

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$93,000.00**

Elizabeth Gray
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: April 11, 2007.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT PREPARED BY AND UPON RECORDATION TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Walker 2227 Cruzen Street Nashville, TN 37211	Fifth Third Bank 9400 S. Cicero Ave., Ste 302 Oak Lawn, Il 60453	**118-04-0-257.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDA RUTH PROCTOR, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHARLES WALKER, A SINGLE PERSON**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS 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. 2 on Grandview Heights Resubdivision of Lot 227, Part of Lots 228, 229 and Part of a Closed Alley of record in Plat Book 7900, page 826, said Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Linda Ruth Proctor by Deed of record in Book 9651 Page 323 recorded 4/21/1995, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
2227 CRUZEN STREET, NASHVILLE, TN 37211

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. Whenever 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, this date: 04/11/07

Linda Ruth Proctor
Linda Ruth Proctor

LTSR Number:

GTE File: 2007030759

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Linda Proctor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 11th day of April, 2007.

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Deborah Tubbs
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____