WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2007

Notary Public

MY COMMISSION EXPIRES NOV 22 2010

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kelly D. Walker (NAME)	new owner (NAME)	MAP & PARCEL
236 Cedarwood Lane (ADDRESS)	(ADDRESS)	043020A23600CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Joyce I. Deubel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly D. Walker

HEREINAFTER CALLED THE GRANTEES, 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. Z- 236 on the Plan of Resubdivision of a portion of Phase II of Cedarwood Courtyard Homes, as of record in Plat Book 5200, Page 590, as clarified by Clarification of Plat of record in Book 5497, Page 800 Register's Office for Davidson County, Tennessee, together with an interest in the common areas of Cedarwood Courtyard Homes to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Edward D. Deubel and Joyce I. Deubel from Nancy B. Tucker Roder and Husband Larry B. Roder by Warranty Deed of record as Instrument No. 20050805-0092490, Register's Office for Davidson County, Tennessee. The said Edward D. Deubel having since died on May 5, 2006.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: Taxes for the year 2007 and subsequent years thereafter; Subject to the By-Laws of Cedarwood Courtyard Homeowner's Association, Inc. of record in Book 5307, Page 231, as amended in Book 6062, Page 284, both in the Register's Office for Davidson County, Tennessee. Subject to Revised Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee and Supplementary Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of Record in Book 5669, Page 132, Book 6053, Page 422, Book 6119, Page 402, Book 6216, Page 434 said Register's Office as amended in Book 6707, Page 216, Book 9010, Page 503 and Book 9010, Page 55, said Register's Office. Subject to the Plan of the Re-Subdivision of a portion of Phase Two, Cedarwood Courtyard Homes, Buildings N-Z (inclusive) of record in Plat Book 5200, Page

CONTINUED

unimproved ( )
This is improved (X) property, known as 236 Cedarwood Lane, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 9th day of May 2007

Joyce I. Deubel by Margaret G. Thornton attorney in fact
Joyce I. Deubel

Davidson County DEEDWARR
Recvd: 05/14/07 16:14 3 pgs
Fees:18.00 Taxes:314.50

20070514-0057777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce I. Deubel

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2007, before me personally appeared Margaret G. Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joyce I. Duebel and acknowledged that she executed the same as the free act and deed of Joyce I. Duebel.
Witness my hand and official seal at office at Nashville, Tennessee, this 9th day of May, 2007

Deanie L. Gregory
Notary Public

My Commission Expires: 3-20-2010

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

590, as clarified by Clarification of Plat of record in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and builiding steback lines, if any, as may be set forth thereon. Subject to a Sanitary Sewers and/or Storm Drainage Easement if favor of the Metropolitian Government of Nashville and Davidson County, Tennesse of record in Book 4845, Page 36, Register's Office for Davison County. Tennessee. Deed to Cedarwood Courtyard Homeowners Association of record in Book 6216, Page 432, Register's Office for Davidson County, Tennessee. Subject to the provisions of the Tennessee Horizontial Propert Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests of other unit owners and all sewer,water and electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, convants and restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of Cedarwood Condominiums of record in Book 5707, Page 912, Book 5776, Page 741, said Register's Office.