This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 05/25/07 15:49 2 pgs
Fees:13.00 Taxes:444.00
20070525-0062888

WARRANTY DEED

Address new owner as:
Betty Walker
820 Lewis Court
Madison, TN 37115

Send tax bills to:
Same

Map-Parcel
Map 511
Par 400

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ruth E. Draper, a single person, have this day bargained and sold, and do hereby transfer and convey to the said Betty Walker, a single person, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit 820 on the Plan of Oakland Trace Condominiums, Phase III, a copy of which is of record in Book 7506, page 650, Register's Office for Davidson County, Tennessee, as Exhibit "C" to the Master Deed of Oakland Trace Condominiums of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruth E. Draper by Warranty Deed from C & T Development Co., Inc. dated April 11, 1990, and recorded in Book 8087, page 754, said Register's Office.

This is improved property known as 820 Lewis Court, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Betty Walker, her heirs and assigns, forever.

And I, Ruth E. Draper, do covenant with the said Betty Walker, that I am lawfully seized and possessed of said land in fee simple; that I have good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record

and for real property taxes for the year of 2007, which have been prorated and assumed by grantee.

And I, Ruth E. Draper, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Betty Walker, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 24th day of May 2007.

Ruth E. Draper

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruth E. Draper, the within named 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 purpose therein contained.

Witness my hand, at office, this 24th day of May 2007.

NOTARY PUBLIC

ALISHA L. ELDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

MY COMMISSION EXPIRES:
January 3, 2011

The actual consideration or value whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of May 2007.

NOTARY PUBLIC

ALISHA L. ELDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 3, 2011

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.