PREPARED BY & RETURN TO:

CALVARY TITLE
1008 MEB CT.
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, ($1.00) cash in hand paid, the r4eceipt of which is hereby acknowledged, the undersigned,
EDC EDGAR D. CALVERT has this day bargained and sold and does hereby transfer and convey unto PHILLIP WALTON AND WIFE, MELISSA WALTON , their heirs and assigns, forever, that certain parcel of real estate located in DAVIDSON County, the state of Tennessee, and being described as follows, to-wit:

See Exhibit "A" attached hereto and made apart hereof:

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said PHILLIP WALTON AND WIFE, MELISSA WALTON, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

This Deed is subject to any and all leases recorded and/or unrecorded in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS THIS THE 29th DAY OF May, 2007.

Edgar D. Calvert

EDGAR D. ~~CALVERY~~ Calvert EDC

Davidson County DEEDWARR
Recvd: 06/19/07 07:46 3 pgs
Fees:18.00 Taxes:405.15

20070619-0072904

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared EDGAR D. CALVARY and I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of May, 2007.

OLA A. TAYLOR NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

Ola A Taylor

NOTARY PUBLIC
MY COMMISSION EXPIRES:

02-17-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 109,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

E Dale Calvert
Affiant

Subscribed and sworn to before me this 29th **day of** May **, 2007.**

Lola A Taylor
NOTARY PUBLIC

My Commission Expires: 02-17-08

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

Map & Parcel No. 052-08-0-118.00
Name and address of new owner to send tax Bills to:

PHILLIP WALTON
1176 SIOUX TERRACE
MADISON, TN 37115

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30, ON TH4E PLAN OF MEADOW BEND SUBDIVISION, SECTION 1, AS RECORDED IN PLAT BOOK 5200, PAGE 600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DALE CALVERT BY DEEED DATED 05-13-1987 FROM THE SECRETARTY OF HOUSING AND URBAN DEVELOPMENT AS R4ECORDED IN BOOK 7235, PAGE 529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO EDGAR D. CALVERT, A SINGEL MAN BY QUIT-CLAIM DEED FROM DALE CALVERT A/K/A EDGAR D. CALVERT DATED APRIL 28, 2004 TO EDGAR D. CALVERT AS RECORDED IN INSTRUMENT NO. 20040706-0080112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(20070514-WALTON.PFD/20070514-WALTON/27)