PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/29/07 10:15 2 pgs
Fees:13.00 Taxes:432.90
20070629-0077730

W & I Ref:(__gj___) Title No: 48723
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert T. Mavrogordato Madeline E. Clark 2227 Cruzen Street Nashville, Tennessee 37211	National City Mortgage Co., a division of National City Bank 5235 Westview Drive Suite 102 Frederick, Maryland 21703

TAX MAP-PARCEL NUMBERS: 11804025700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$117,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Walker , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert T. Mavrogordato and Madeline E. Clark ,joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of the Resubdivision of Lot 227, Part of Lots 228 and 229 and Part of a closed ally of Grandview Heights of record in Book 7900, Page 826, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles Walker, a single person, by deed from Linda Ruth Proctor, unmarried, of record in Doc. No. 20070507-0054777, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900 Page 826, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof.

This is improved property, known as: 2227 Cruzen Street, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2007.

Charles Walker

State of TENNESSEE
County of DAVIDSON

On this 27th day of June, 2007 , before me the undersigned authority, personally appeared Charles Walker to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Sworn and subscribed before me this the 27th day of June, 2007

My Commission Expires: My Commission Expires May 2, 2011

Notary Public

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY