Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1164

Davidson County DEEDWARR
Recvd: 07/10/07 08:29 2 pgs
Fees:13.00 Taxes:869.50
20070710-0081909

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Thomas Walker and wife, Amy Walker, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Todd Stinson and wife, Karisa Stinson, 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. 313 on the Plan of Harpeth Valley park, Section III, as of record in Book 4175, Page 15, Register's Office for said County.

Said Lot No. 313 fronts 110 feet on the easterly side of Myhr Drive, and extends back 161.4 feet on the southerly line and 172.9 feet on the northerly line to a dead line in the rear, which is a broken line, measuring 56.8 feet thereon.

Being the same property conveyed to Thomas Walker and wife Amy Walker by deed from Larry C. Felts and Kay H. Felts dated November 7, 1996 of record in Book 10255, page 170, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 779 Myhr Drive, Nashville TN, 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 25th day of June, 2007

Thomas Walker

Amy Walker

State of Tennessee)
County of Davidson)

On this 25th day of June, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas Walker and Amy Walker, the bargainor(s), 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 ~~his~~ their act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 235,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of June, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Todd Stinson
779 Myhr Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
156 02 0 081.00