Box 8

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***150,000.00.

Affiant

Subscribed and sworn to before me this 10th day of July 2007.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 07/12/07 10:25 2 pgs
Fees:13.00 Taxes:555.00
20070712-0083023

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Charles E. Walker 905 Jackson Street Nashville, Tennessee 37208	Bank of America P.O. Box 17404 Baltimore, MD 21297-1404	MAP 082-13-0 PARCEL 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($***150,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Jarrett Knight and Jennifer Knight, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Charles E. Walker, _____, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 and the westerly 5.0 feet of Lot No. 20 of Block "A" on the Plan of Bransford Realty Company's North Hill Subdivision, of record in Book 332, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jarrett Knight and Jennifer Knight, husband and wife, from Metropolitan Development and Housing Agency by deed dated October 18, 2004, of record as Instrument No. 20041109-0135296 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 905 Jackson Street, Nashville, Tennessee 37208.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Bransford Realty Company's North Hill Subdivision of record in Book 332, Page 23 Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of July 2007.

Jarrett Knight

Jennifer Knight

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 Jarrett Knight and Jennifer Knight, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July 2007.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY