Return To:
This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070388

Davidson County DEEDWARR
Recvd: 08/07/07 11:07 2 pgs
Fees:13.00 Taxes:2571.50
20070807-0094137

Send Tax Bills To:
Countrywide Bank, FSB
6440 Southpoint Pkwy # 300
Jacksonville, FL 32216

New Owner is:
Lillard Walker, III
6375 Chickering Circle
Nashville, TN 37215

MAP: 157-00-0

PARCEL: 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Marcus Clarence Houston, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lillard Walker, III, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **6375 Chickering Circle, Nashville, TN 37215**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Iroquois Meadows, of record in Book 5050, page 86, said Register's Office , to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus Clarence Houston by Quitclaim Deed from Keatha Lee Parsons Houston, dated 2/28/97 and recorded 4/10/97 in Book 10413, page 390, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Laurie Leah Hays a/k/a Laurie Leah Houston, spouse of Marcus Clarence Houston, joins in this conveyance for the purpose of conveying her interest, marital or otherwise

MCH LLH AIF

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of August, 2007.

GRANTOR(S):

Marcus Clarence Houston by Laurie Hays, his Attorney in fact

MARCUS CLARENCE HOUSTON

Laurie Leah Hays aka

LAURIE LEAH HAYS a/k/a
LAURIE LEAH HOUSTON

Laurie Leah Houston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **Laurie Leah Hays**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Marcus Clarence Houston**, acknowledging that such person executed the same as his/her/their free act and deed of **Marcus Clarence Houston**.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public
Expiration Date:

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Laurie Leah Hays a/k/a Laurie Leah Houston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 2nd day of August, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$695,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 2 day of August, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DONNA L. AUSTIN CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 7/27/10