THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1277

Davidson County DEEDWARR
Recvd: 08/23/07 11:55 2 pgs
Fees:13.00 Taxes:814.00
20070823-0100864

Property Address: 601 Old Hickory Boulevard, Unit 28, Brentwood, TN 37027

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Caitlin Barton and husband Jeffrey N. Barton**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth R. Walker,** _____ hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Brentwood, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 28, on the Plan of Townhomes of Fredericksburg, Phase Two, Section Six, a Horizontal Property Regime, as of record in Book 9700, Page 953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters in the plan of record in Plat Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Caitlin E. Lohman by virtue of a deed from Daphne R. Kirby, an unmarried woman, dated June 21, 2004, and recorded July 12, 2004, in the Register of Deeds for the City of Brentwood, County of Davidson, as Document No. 20040712-0082519. Said Caitlin E. Lohman has since married and is now known as Caitlin Barton. Jeffrey N. Barton joins in this conveyance to convey any and all marital interest he may have in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 16th day of August, 2007.

Caitlin Barton by Judith P. Avril attorney in fact {Seal}
Caitlin Barton

Jeffrey N. Barton by Judith P. Avril attorney in fact {Seal}
Jeffrey N. Barton

STATE OF TENNESSEE
CITY OF BRENTWOOD, COUNTY OF DAVIDSON

On this the 16th day of August, 2007, before me the undersigned officer, personally appeared Judith Avril, known to me (or satisfactorily proven) to be the party executing the foregoing instrument on behalf of Caitlin Barton and Jeffrey N. Barton as per the Powers of Attorney of record in Instrument No. 20070823-0100862 *Register's Office for Davidson County, Tennessee and she acknowledged that she, executed same as his free act and deed on behalf of Jeffrey N. Barton
*and instrument No. 20070823-0100863

Notary Public

My Commission expires: 9-19-09

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Grantee's Name, Address, Phone:
Elizabeth R. Walker
601 Old Hickory Boulevard, Unit 28
Brentwood, TN 37027

MAP AND PARCEL NO: 171-03-0B-222.00 CO

SEND TAX STATEMENTS TO: * New Owner
Elizabeth R. Walker
601 Old Hickory Blvd., Unit 28
Brentwood, TN 37027

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 16 day of August, 2007.

Notary Public
My Commission expires: 9-19-09

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.