WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$92,500.00.

Affiant

Subscribed and sworn to before me this 28th day of September, 2007

Notary Public
My Commission expires: 8/30/2010
(Affix Seal)

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISION EXPIRES: 07/22/2010
RUTHERFORD COUNTY

BOX 13
13727

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Loftis	Regions Bank d/b/a Regions Mortgage	162-16-0-097.00
1312 Hickory Park Court	3050 Parkway Office Circle	
Antioch, TN 37013	RCW-6 Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Loftis and Kimberly Loftis, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 38-B on the plan of Hickory Park Villas, Section 2 Zone Lot Division Lots 32-40, of record in Book 6250, page 598, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Walker, unmarried, by deed from Barry Zeitlin and wife, Linda Zeitlin, on December 15, 2006, of record in Instrument Number 20061221-0157799, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 5200, page 603, and amended in Book 6250, page 598, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6815, page 800, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7891, page 217, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1312 Hickory Park Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 28, 2007.

Davidson County DEEDWARR
Recvd: 10/04/07 08:19 2 pgs
Fees:13.00 Taxes:342.25
20071004-0118174

Charles E. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 28, 2007

My commission expires 8/12/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY