THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27026-09-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $269,000.00. Affiant Subscribed and sworn to before me this 28th day of September, 2007. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24. 2007

WARRANTY DEED

Address New Owner: Virginia M. Enoch 712 Sherbrooke Court Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 180-04-0-A-016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy E. Walker, Unmarried, formerly Amy W. Kemp**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Virginia M. Enoch, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 712 Sherbrooke Court, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of September, 2007.

Amy E. Walker by James D. Walker as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, James D. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Amy E. Walker as her Attorney-In-Fact, as the free act and deed of the within named Amy E. Walker.

Witness my hand, at office, this 28th day of September, 2007.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24. 2007

Davidson County DEEDWARR
Recvd: 10/11/07 08:19 2 pgs
Fees:13.00 Taxes:995.30

20071011-0120768

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Highland Creek, as of record in Plat Book 9700, pages 959 and 960, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Todd Kemp and wife, Amy W. Kemp by Warranty Deed dated January 31, 2002 from Westminster Homes of Tennessee, Inc. of record in Instrument No. 20020214-0019538, Register's Office for Davidson County, Tennessee. The parties having divorced and Amy W. Kemp is now known as Amy E. Walker. Also being the same property conveyed to Amy Elizabeth Walker by Quitclaim Deed dated, May 1st, 2006 from Michael Todd Kemp of record in Instrument No. 20071011-0120766, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Highland Creek of record in Book 11568, page 311 and supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Highland Creek Homeowner's Association, Inc., of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Highland Creek Homeowner's Association, Inc. of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10316, page 569, Book 10419, page 470, Book 10419, page 504, Book 10419, page 516 and Book 10569, page 732, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, pages 959 and 960, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 11338, page 738, Register's Office for Davidson County, Tennessee.