Davidson County DEEDWARR
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Fees:13.00 Taxes:666.00
20080102-0000215

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of December, 2007 by and between **Seamon J. Albritton and wife, Sonya Denise Albritton** (Sonya Denise Albritton is previously erroneously known as Sonya S. Albritton.), hereinafter referred to as GRANTOR, and **Kenneth Wayne Walden**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of Chelsea Village as shown in the plat of record in Book 7900, pages 119-121, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Chelsea Village, of record in Book 7900, Pages 119-121, Register's Office for said County.

2) Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 8082, page 329 as amended in Book 8842, page 434, Register's Office for said County.

3) Addendum to Declaration of Covenants, Conditions and Restriction contained in instrument of record in Book 8083, page 386, Register's Office for said County.

4) Homeowners Association Charter of record in Book 8813, page 192, Register's Office for said County.

Being the same property conveyed to Seamon J. Albritton and wife Sonya S. Albritton by Warranty Deed from Jerry Butler, a married person, dated December 20, 1993, recorded January 5, 1994, of record in Book 9211, page 221, Register's Office for Davidson County, Tennessee. Sonya Denise Albritton is previously erroneously known as Sonya S. Albritton.

This is [X]improved [ ]unimproved property known as: 809 Lassen Court, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Seamon J. Albritton

Sonya Denise Albritton

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Seamon J. Albritton and Sonya Denise Albritton, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

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

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

Name and Address of Property Owner:
Kenneth Wayne Walden
809 Lassen Court, Antioch, TN 37013

Send Tax Statements to:
CTX Mortgage
P O BOX 199113
Dallas, TX 75219

Map & Parcel No. 149.07-0A-013.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $180,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of December, 2007.

Notary Public

My Commission Expires: 11-22-08

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

27-1-513