03

Realty Title
Box 48

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Affiant

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

Notary Public
My commission expires: 7/24/2010

Davidson County DEEDWARR
Recvd: 01/03/08 09:27 2 pgs
Fees:13.00 Taxes:577.20

20080103-0000493

03-0712-35135

Address of New Owner:	Send Tax Bills to:	Tax Information
Phaitheon D. Walker	Franklin American Mortgage	149-02-0 115.00
2218 Oak Barrel Lane	501 Corporate Centre Drive, #400	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sinneshia I. Byrdsong and husband, Quincy J. Byrdsong, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phaitheon D. Walker, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Oakwood Subdivision, Phase Three, Section One, of record in Book 7900, Page 268, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sinnesha I. Byrdsong and husband, Quincy J. Byrdsong by deed from Sandra B. Emery, unmarried, dated 02/28/01, recorded 03/09/01, of record in Instrument No. 20010309-0022419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2218 Oak Barrel Lane, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WITNESS my hand this 28th day of December, 2007.

Sinneshia I. Byrdsong

Quincy J. Byrdsong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sinneshia I. Byrdsong and Quincy J. Byrdsong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of December, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09