THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Windmill Title & Escrow**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me this 4th day of January, 2008. Notary Public My Commission Expires: 9/20/08

WARRANTY DEED

Address New Owner: James Jeffrey Adams 786 Myhr Drive Nashville, TN 37221	**Send Tax Bills To:** ~~New Owner~~ Regions Bank 2050 Pkwy office Circle Birmingham, Alabama 35244	**Tax Information:** Map and Parcel No.:15602009100

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, **George Walker and wife, Shirley Walker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Jeffrey Adams, married** ("Grantee"), his 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 786 Myhr Drive, Nashville, TN 37221

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 4th day of January, 2008.

George Walker

Shirley Walker

Davidson County DEEDWARR
Recvd: 01/08/08 09:37 2 pgs
Fees:13.00 Taxes:888.00
20080108-0002155

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George Walker and Shirley Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Section 3, Harpeth Valley Park, as of record in Plat Book 4175, page 15, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to George Walker and wife, Shirley Walker by deed dated May 31, 2007 from Daniel Wade Ollis and Cheryl D. Ollis of record in Instrument No. 20070604-0066091, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3857, page 858, made applicable in Book 4237, page 179, 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. All matters appearing on the Plan of record as Book 4175, page 15, Register's Office for Davidson County, Tennessee.