Return to:

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
File No. 6070564

Send Tax Bills To:
New Owner

New Owner is:
Donald L. Walls
1203 Ardee Avenue
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 01/14/08 09:51 2 pgs
Fees:13.00 Taxes:495.80
20080114-0003880

MAP: 061-15-0

PARCEL: 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Daniel B. Oldham, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald L. Walls, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "C" on the Map of the resubdivision of Sunnymeade, as of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.
Said Lot 27 fronts 50 feet on the northerly side of Ardee Avenue and runs back 291.5 feet on the westerly line and 254 feet on the easterly line to a dead line, measuring 50 feet thereon/

Being the same property conveyed to Daniel B. Oldham, married by Warranty Deed from Jonthan K. Price, unmarried, dated 10-24-06 and recorded 10-26-06 in Instrument Number 200610260132524, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The subject property was never used as the principal residence.
Improved property known as: **1203 Ardee Avenue, Nashville, TN 37216**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 4th day of January, 2008.

GRANTOR(S):

DANIEL B. OLDHAM

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DANIEL B. OLDHAM, MARRIED**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 4 day of January, 2008.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$134,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 4th day of January 2008.

NOTARY PUBLIC
My commission expires: 07-25-09

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009