Davidson County DEEDWARR
Recvd: 01/22/08 10:49 3 pgs
Fees:18.00 Taxes:1148.85
20080122-0006404

This Instrument Prepared by Harry Schmitt
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-16905

WARRANTY DEED

THIS INDENTURE, made this 7 day of November, A.D., 2007, between **Vivian Valtas, Trustee of the Valtas Family Revocable Trust**, of the City of Nashville, State of Tennessee, First Parties, and and **Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003,**, of the City of Wayne, State of Pennsylvania, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ten and 00/000 **DOLLARS** ($ 10.00 ----------) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, Being Lot No. 174 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as shown by plat appearing of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VIVIAN VALTAS, TRUSTEE OF THE VALTAS FAMILY REVOCABLE TRUST, by Warranty Deed from Dress Premier Homes, Inc., a Ohio Corporation, of record in Instrument Number 20070112-0005440, Register's Office for DAVIDSON County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except see Exhibit "A" attached hereto.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Vivian Valtas, Trustee _____(L.S.)

_____(L.S.)

_____(L.S.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Vivian Valtas, Trustee of the Valtas Family Revocable Trust,** the within named bargainor, 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 and official seal at office, in Davidson County, this 7 day of November 2007

Notary Public

My Commission expires November 22, 2010

JENNIFER L. HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER LandAmerica Onestop, Inc.
ADDRESS 744 W. Lancaster Avenue
Wayne, PA 19087

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
same as above
ADDRESS

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 310,500.00 Affiant .

Subscribed and sworn to before me this, 14 day of January 2008.

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

Notary Public

Exempt. up 5/24/2008

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 186-04-0A, PARCEL 064.00CO).

2. All matters as set forth on the Plat of record in PUD Boundary Plat Instrument No. 20050920-0113225; 20060315-0029571; and Surveyor's Correction of Instrument No. 20060427-0048556, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument Number 20060427-0048083, Register's Office for DAVIDSON County, Tennessee.

4. Easement Agreement of record in Instrument Number 20060317-0030915, Register's Office for DAVIDSON County, Tennessee.

5. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of Instrument Number 20050706-0077438, Register's Office for DAVIDSON County, Tennessee.

6. Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, Register's Office for DAVIDSON County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument Number 20050908-0108101, Register's Office for DAVIDSON County, Tennessee.

8. Notice of Completion of record in Instrument Number 20070112-0005439, Register's Office for DAVIDSON County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument Number 20060306-0025388 and as amended of record in Instrument Number 20070202-0014304, Register's Office for DAVIDSON County, Tennessee.