This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 7th day of November, A.D., 2007, by and between

James G. Simons and Shanon D. Simons Husband and wife, Shanon D. Simons is also known as Shanon Willet
First Parties, and

Michael J. Walker and wife, Cynthia D. Walker
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), 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:

BEING LOT NO. 5 ON THE PLAN OF HARPETH CREST, PHASE 2, AS OF RECORD IN INSTRUMENT #20020403-0040556, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

OWNER:
Michael J. Walker
and wife, Cynthia D.
Walker

RESPONSIBLE TAXPAYER:
PrimeTrust Bank
7516 Hwy 70 S. Suite 110
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 02/19/08 15:31 2 pgs
Fees:13.00 Taxes:1104.45
20080219-0016226

PROPERTY ADDRESS: 1048 MORTON MILL RD., NASHVILLE, TN 37221

MAP & PARCEL: 141-12E-12.00CO

Being the same property conveyed to James G. Simons and Shanon D. Willet, Two Unmarried Persons by deed from Drees Premier Homes, Inc., a (Ohio) corporation of record in Instrument 200605030051308 on 04/28/2006 and filed for record on 05/03/2006, Register's Office for said County.

MR-PA-146695

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 heirs 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

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.

x James G. Simons
James G. Simons

x Shanon D. Simons
Shanon D. Simons

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James G. Simons and Shanon D. Simons Husband and wife, 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 August, 20 07.

Notary Public

My Commission Expires: My Commission Expires September 20, 2008

J. BRITTNEY BAIRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TN COUNTY OF WILLIAMSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $298,500.00. Affiant

Subscribed and sworn to before me this 7th day of November, 20 07.

My Commission Expires:
1-26-2008

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MR-PA-146695