BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $553,000.00.

Affiant

Sworn to and subscribed before me this 22 day of February, 2008.

Notary Public

My Commission Expires: May 24 2008

A. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jesus G.Berdeja	211 54th Avenue	~~Owner~~ Sunstrust Ntg	103 03 0 287.00
211 54th Avenue	Nashville, TN 37209	P.O. Box 79041	
Nashville, TN 37209		Baltimore, MD 21279-0041	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifty-Three Thousand and 00/100 Dollars ($553,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **WILLIAM D. WALKER (being one and the same person as William Dell Walker) and ALICE BROWN WALKER, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JESUS G. BERDEJA** (Grantee), his heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> BEING Lot No. 8 on the Plan of Hood Subdivision of record as Instrument No. 20001027-0106417 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to William D. Walker and wife, Alice Brown Walker, by Warranty Deed dated October 14, 2005 from House Reworks, Inc., a Tennessee corporation, of record in Instrument No. 20051024-0127996, Register's Office for Davidson County, Tennessee.

The property is subject to those matters set forth on the Plan of record in Instrument No. 20001027-0106417, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Instrument No. 20001113-0112623, Register's Office for Davidson County, Tennessee; the flow of Richland Creek; and an approximate 100 year flood elevation of 434' feet as shown on the Plat of record in Instrument No. 20001027-0106417, Register's Office for Davidson County, Tennessee.

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

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by

Davidson County DEEDWARR
Recvd: 02/27/08 10:26 2 pgs
Fees:13.00 Taxes:2046.10
20080227-0019193

taxes for the year 2008 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22 day of February, 2008.

WILLIAM D. WALKER

ALICE BROWN WALKER, by and through William D. Walker, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **William D. Walker,** with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

Witness my hand and official seal this 22 day of February, 2008.

Notary Public

My Commission Expires:

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **William D. Walker,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Attorney-in-Fact for Alice Brown Walker**, and who is authorized by **Alice Brown Walker** to execute this instrument on behalf of **Alice Brown Walker**.

22 WITNESS my hand and official seal at Franklin, Tennessee, this the 22 day of February, 2008.

NOTARY PUBLIC

My Commission Expires:

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009