WARRANTY DEED

B-CB-08-606

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me this 4th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/08/08 13:03 2 pgs
Fees:13.00 Taxes:832.50

20080408-0035525

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beryl Elizabeth Walker	Countrywide Bank, FSB	
606 Rudolph Avenue	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37204	83-6-333.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRIS W. JUDKINS, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BERYL ELIZABETH WALKER, UNMARRIED AND JONATHAN MICHAEL FARGO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING THE SOUTHERLY 46 FEET OF LOT NO. 10 ON THE PLAN OF GEORGE SHIELDS EAST END SUBDIVISION, OF RECORD IN BOOK 57, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID PART OF LOT NO. 10 FRONT 46 FEET ON THE WESTERLY MARGIN OF RUDOLPH AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 147 1/2 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM NOBLE PROPERTIES, INC. TO CHRIS W. JUDKINS, A MARRIED PERSON AS RECORDED ON THE 31ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060831-0108015; WARRANTY DEED FROM JAMES L. JONES TO NOBLE PROPERTIES, INC. AS RECORDED ON THE 14TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060814-0100139 AND WARRANTY DEED FROM MARTIN RAINONE AND WIFE, VICTORIA RAINONE TO JAMES L. JONES AS RECORDED ON THE 2ND DAY OF JULY, 1997 IN BOOK 10515, PAGE 272, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE(S) 112, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

CHRIS W. JUDKINS IS MARRIED TO SHANNON JUDKINS. SHANNON JUDKINS HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 606 Rudolph Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of April, 2008.

Chris W. Judkins

Shannon Judkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris W. Judkins and Shannon Judkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of April, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)
ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Judy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903