This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 05/01/08 11:32 4 pgs
Fees:23.00 Taxes:1254.30
20080501-0044448

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL SCOTT WALKER AND WIFE, REBECCA WALKER**, hereinafter "Collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **DENNIS A. DAVIS AND WIFE, ANGELA P. NEWMAN-DAVIS** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly part of Lot No. 3 on the Plan of the Lands of Jacob Schmidt heirs, as of record in Book 547, Page 120, Register's Office for said County, described as follows:

Beginning at a point, an iron spike in the south margin of Waldkirch Avenue, 137 feet east from the easterly margin of 10th Avenue South; thence southerly 188 feet to the north margin of an alley; thence easterly 70 feet to the corner of lots 3 and 4; thence leaving the line between said lots, running northerly 114 feet to an iron pin just west of the line between said lots and continuing northerly 74 feet to the common corner of said lots in the south margin of Waldkirch Avenue; thence with the margin of said Avenue, westerly 70 feet to the point of beginning.

This being the same property conveyed to The Oakmont Group, LLC by Warranty Deed of Gwendolyn G. Smith, Damita Gordon, and Jeaneen Richard, and Phillip Hyde dated December 21, 2007 and recorded December 28, 2007 in Instrument No. 20071228-0148328, Register's Office for Davidson County, Tennessee.

Property being further conveyed to Michael Scott Walker and wife, Rebecca Walker by Quitclaim Deed of The Oakmont Group, LLC recorded in Instrument No. 20080402-0032929, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 105-13-374

This property is known as: 925 WALDKIRCH AVENUE, NASHVILLE, TN 37204

Subject to all matters shown on the Plat of record in Book 547, Page 120, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 24th day of April 2008.

x _____
Michael Scott Walker, Grantor

x _____
Rebecca Walker, Grantor

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

STATE OF Tennessee

COUNTY OF Williamson

On this 24 day of April, 2008 before me personally appeared Michael Scott Walker and Rebecca Walker to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

_____
Notary Public

Printed Name: W. Davis

Commission Expires:

Grantor(s) Name, Address, phone:
MICHAEL SCOTT WALKER
612 MANORVIEW CIRCLE
BRENTWOOD, TN 37027

Grantee(s) Name, Address, phone:
DENNIS ADRIN DAVIS AND
ANGELA DAVIS
925 WALDKIRCH AVENUE
NASHVILLE, TN 37204

SEND TAX STATEMENTS TO :

Coldwell Banker Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 339,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 25th day of April, 2008.

Affiant

Michelle Lee Reynolds
Type or Print Name

(Seal)

Notary Public

My commission expires:

July 16, 2011

Christopher Jackson
Type or Print Name

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: June 20, 2011