THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron T. Walker, et ux 6318 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 33-06 Parcel 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DENA W. SCOTT, Executrix of the Estate of WILLIAM H. WOOTEN, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto AARON T. WALKER and wife, ROBIN M. WALKER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Section One-Plantation Estates, of record in Book 3842, page 40, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 139.65 feet on the Northwesterly margin of Old Dickerson Road and fronts 213.75 feet on the Northerly margin of Campbell Road, said frontages being joined by a curve having a length of 30.67 feet and extends back 249.8 feet on the Westerly line and 302.15 feet on the Northeasterly line to a point of intersection.

BEING the same property conveyed to William H. Wooten and Ada Willene Gowans, as joint tenants with the right of survivorship, by deed from Oplis A. Lawson and Sharon Bingham Lawson, dated May 7, 1985 and filed for record in Book 6552, page 900, Register's Office for Davidson County, Tennessee. The said William H. Wooten a/k/a Harvey Wooten and Ada Willene Gowans were thereafter married and lived together as husband and wife until the death of Ada Willene Gowans Wooten on January 14, 2007, at which time the said real property became vested in William H. Wooten, in fee simple. The said William H. Wooten died, testate, on February 2, 2008. The property is now vested in the Estate of William Harvey Wooten, by an Order Admitting the Last Will and Testament of William H. Wooten to probate in the Seventh Circuit Court of Davidson County, Tennessee, on February 13, 2008, Docket No. 08P277. Item II of the Last Will and Testament of William H. Wooten dated September 17, 2007 and admitted to probate, named Dena W. Scott as Executrix under the said Will and granted to Dena W. Scott "the express power to treat my real estate as a probate asset and to sell, transfer, lease or convey any real estate I own at my death, without the joinder of any beneficiary and without the approval of any Probate Court." The Estate of William H. Wooten is believed to be solvent. No claims have been filed against the said estate and TennCare has given a Release with respect to the said Estate.

Davidson County DEEDWARR
Recvd: 06/05/08 14:08 3 pgs
Fees:18.00 Taxes:592.00
20080605-0058001

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1204 Campbell Road, Goodlettsville, TN 37072, sometimes known as 1105 Old Dickerson Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as shown on the Plan of Record in Book 3842, page 40, said Register's Office.

3. Subject to restrictive covenants of record in Book 4257, page 913, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ESTATE OF WILLIAM H. WOOTEN, deceased

BY: Dena W. Scott, Executrix
DENA W. SCOTT, Executrix

"GRANTEES"

AARON T. WALKER

ROBIN M. WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENA W. SCOTT, Executrix of the Estate of William H. Wooten, deceased, and AARON T. WALKER and wife, ROBIN M. WALKER, 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 the 3rd day of June, 2008.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of June, 2008

NOTARY PUBLIC

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES SEPTEMBER 7, 2009