THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***401,823.00.

Affiant

Subscribed and sworn to before me this 5th day of June, 2008.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 06/09/08 16:19 2 pgs
Fees:13.00 Taxes:1486.75
20080609-0059412

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**ADDRESS OF NEW OWNER**

Arthur Walters
1916 Ashwood Avenue
Nashville, Tennessee 37212

**SEND TAX BILLS TO**

AmTrust Bank
1801 East Ninth Street
Cleveland, Ohio 44114

**MAP & PARCEL NOS.**

MAP 104-16-0
PARCEL 083.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred One Thousand Eight Hundred Twenty Three and 00/100 Dollars ($***401,823.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Katherine DeVault, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Arthur Walters and wife, Lesley Gill, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 126 on the Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, page 117, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 126 fronts 50.0 feet on the northerly side of Ashwood Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Katherine DeVault by deed dated October 5, 1999, from Matthew Nachtrab and Armand B.P. Rabinowitz of record in Book 11694, page 78, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1916 Ashwood Avenue, Nashville, Tennessee 37212.

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.

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

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of June, 2008.

Katherine DeVault

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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

Witness my hand and official seal this 5th day of June, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY