Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 141
Nashville, TN 37215

39-B
File #08-1158

Davidson County DEEDWARR
Recvd: 06/10/08 09:06 2 pg
Fees:13.00 Taxes:2516.00
20080610-0059535

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James G. Photoglou and Lee Ann Pack Photoglou, joint tenants with right of survivorship, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ronald C. Walker and Jeanne M. Walker, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Section 1 Green Hills Subdivision, of record in Book 547, page 128, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James G. Photoglou and Lee Ann Pack, joint tenants with right of survivorship by deed dated October 29, 1992 from G. Martin Amacher and spouse, Norma M. Amacher of record in Book 8772, page 736, Register's Office for Davidson County, Tennessee. Lee Ann Pack is now known as Lee Ann Pack Photoglou by virtue of her marriage to James G. Photoglou.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1629 S. Observatory Drive, Nashville, TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of May, 2008.

James G. Photoglou

Lee Ann Pack Photoglou

State of Tennessee)
County of Davidson)

On this 30th day of May, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James G. Photoglou and Lee Ann Pack Photoglou, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as ~~a free act and deed~~.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 680,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of May, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Ronald C. Walker
1629 S. Observatory Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
117-15-088