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 $***103,000.00.

Alice Brown Walker
Affiant

Subscribed and sworn to before me this 10th day of June, 2008.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 06/12/08 12:25 2 pgs
Fees:13.00 Taxes:381.10
20080612-0060666

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Alice Brown Walker
5207 Illinois Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

AmTrust Bank
1801 East Ninth Street
Suite 200
Cleveland, Ohio 44114

MAP & PARCEL NOS.

MAP 091-11-0
PARCEL 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Three Thousand and 00/100 Dollars ($***103,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Stephanie G. Deardorff, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Alice Brown Walker and husband, William Dell Walker, (hereinafter called the "GRANTEE"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots No. 1112, 1114, 1116 and the easterly 15.0 feet of Lot No. 1118 and the westerly 10.0 feet of Lot No. 1110, Block No. 162, on the Plan of Plan No. 1, West Nashville, of record in Plat Book 57, page 74 and 75, in the Register's Office for Davidson County, Tennessee.

SAID Lots No. 1112, 1114, 1116, and the easterly 15.0 feet of Lot No. 1118 and the westerly 10.0 feet of Lot No. 1110, front together 100.0 feet on the southerly side of Illinois Avenue and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Stephanie G. Deardorff by deed dated February 19, 2004, from Daniel D. Miller, a single person, and Stephanie G. Deardorff, a single person, of record as Instrument No. 20040220-0019701 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5207 Illinois Avenue, Nashville, Tennessee 37209

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 Plan No. 1, West Nashville, of record in Book 57, page 74 and 75, 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, her 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 10th day of June, 2008.

Stephanie G. Deardorff

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 Stephanie G. Deardorff, 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 10th day of June, 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY