Davidson County DEEDWARR
Recvd: 06/19/08 13:26 2 pgs
Fees:13.00 Taxes:514.30
20080619-0063255

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008050030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $139,000.00

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 17th day of June, 2008.

Affiant

Notary Public
My Comm. Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kenneth L. Walker, Jr. 805 Cedarcrest Drive Madison, TN 37115	Renasant Bank 2001 Park Place North, Ste 650 Birmingham, AL 35203	04305027800

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steve Sloan** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth L. Walker, Jr. , a single person** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, FIRST REVISION OF LOTS 22 AND 23, CRESTVIEW ESTATES, as shown on plat of record in Instrument No. 20070215-0019266, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat prepared by Tommy E. Walker, R.L.S. #1465, P.O. Box 495, Ridgetop, TN 37152. Description taken from prior deed.

Being the same property conveyed to Steve Sloan d/b/a Stephen Builders, by Warranty Deed from Matt Manson, of record in Instrument No. 20070806-0093169, dated August 6, 2006, Register's Office for Davidson County, Tennessee, and as corrected in Instrument No. 20071217-0144673, in the Register's Office of Davidson County, Tennessee.

Prior Deed: Also being the same property conveyed to Matt Manson, by Warranty Deed from E. Mark Turner, of record in Instrument No. 20060503-0051374, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **805 Cedarcrest Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 17th day of June, 2008.

Steve Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Steve Sloan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2008.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY