This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008080012

Davidson County DEEDWARR
Recvd: 08/26/08 10:15 2 pgs
Fees:13.00 Taxes:1479.63
20080826-0087532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$399,900.00**

Sworn to and subscribed before me this 22nd day of August, 2008.

Affiant

Notary Public

L. ALLYSON BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Chris A. Wallin 724 Vanoke Drive Madison, TN 37115	Wells Fargo Bank N.A. 8480 Stage Coach Circle Frederick, MD 21701-4747	04213002700

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, **Jane Ann Brantley and husband, Denver L. Henderson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chris A. Wallin, a married man**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hedgewood Hills, Section 1, of record in Book 2900, page 135, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Vanoke Drive, at the corner of Lots 40 and 41; thence with said Drive around a curve, southwesterly 43.63 feet to a corner of Lots 39 and 40; thence westerly with the line of said Lots, 222.2 feet; thence northerly along the westerly line of Lot No. 40, 312.2 feet to a concrete monument; thence east 74.4 feet to the corner of Lots 40 and 41; thence southerly with the line between said lots 369 feet to the point of beginning. Description taken from prior deed of record.

Being the same property conveyed to Leland P. Brantley and wife, Jane Brantley, by Warranty Deed from Charles J. Reed and wife, Rosemary Reed as recorded on the 14th day of October, 1975 in Deed Book 4961, Page 11, in the Register's Office for Davidson County, Tennessee. The said Leland P. Brantley died on August 4, 2000, leaving Jane Ann Brantley as surviving tenant by the entirety. Personal Representative's Deed recorded on the 19th day of April, 2001 in Instrument No. 20010419-0038622, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plan of record in Book 2900, page 135, Register's Office for Davidson County, Tennessee; 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 **724 Vanoke Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 22nd day of August, 2008.

Jane Ann Brantley

Jane Ann Brantley

Denver L. Henderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jane Ann Brantley and Denver L. Henderson,** the within named bargainors, 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 22nd day of August, 2008.

L. Allyson Byers

Notary Public

My Commission Expires:

L. ALLYSON BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011