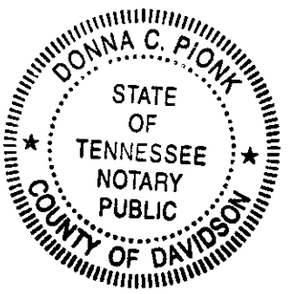
Davidson County DEEDWARR
Recvd: 10/21/08 13:50 2 pgs
Fees:13.00 Taxes:455.10

20081021-0105589




|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$123,000.00** Leona Broncho
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 17 DAY OF October, 2008. Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leona R. Broncho<br>617 Bluewater Dr.<br>Nashville, TN 37217 | Wells Fargo Home Mtg.<br>P.O. Box 5137<br>Des Moines, IA 50306 | Map 150.02<br>Parcel 109 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Patrick A. Walker and wife, Jesusa D. Walker**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Leona R. Broncho, married**

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:

Land in Davidson County, Tennessee, being Lot No. 10, Castlegate, Section 4, Revision of Lots 1 through 17 and reserve parcel 107 and 306, as of record in Book 6900, Page 209, (formerly Plat Book 5200, Page 636), Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick A. Walker and wife, Jesusa D. Walker by deed from Mary Theresa DeLoria dated February 28, 2003 of record in Instrument Number 20030324-0038949, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 209, formerly Plat Book 5200, Page 636, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 6597, Page 360, Register's Office for Davidson County, Tennessee.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **617 Bluewater Drive, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 our hand(s) this 17 day of October, 2008.

Patrick A. Walker

Patrick A. Walker

Jesusa D. Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patrick A. Walker and wife, Jesusa D. Walker, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of October, 2008.

Donna C Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076