WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/08 09:29 2 pgs
Fees:13.00 Taxes:432.90

20081229-0122665

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$117,000.00.

Affiant

Subscribed and sworn to before me this 19 day of December, 2008.

Notary Public
My Commission expires: 8/15/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Violet Mashingaidze	Peoples Home Equity, Inc.	163-05-B-060.00CO
5170 Hickory Hollow Parkway #311	4300 Sidco Drive	
Antioch, TN 37013	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker, single**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Violet Mashingaidze**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 60 on the plan of Mill Park, Phase II (formerly Hickory Hollow Townhomes), of record in Instrument Number 20000706-0066999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Walker, single, by deed from U.S. Bank, NA, as Trustee, on August 27, 2008, of record in Instrument Number 20080919-0095496, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 163-05-0-B-060.00.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000706-0066999 Book , page , Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10179, page 425, as amended in Book 11167, page 757; and in Instrument Number 20010712-0074528, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5170 Hickory Hollow Parkway #311, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this December 19, 2008.

Charles Walker

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 19, 2008

My commission expires 8/17/15

Notary Public

