PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/06/09 12:50 3 pgs
Fees:18.00 Taxes:987.90
20090406-0031193

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of March, 2009 by and between **William F. Walker and wife,Benjie L. Walker**, hereinafter referred to as GRANTOR, and **Stephen C. Soll and wife, Michelle M. Soll**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Lot No. 64 on the Plan of Traceside, Section Eight, of record in Book 9700, page 659, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William F. Walker and wife, Benjie L. Walker, by deed from Michael Haynes and wife, Jennifer Haynes, dated November 3, 2006, of record in Instrument No. 20070815-0097709. Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
1) All matters appearing on the plan of Traceside Lot. No. 64, of record in Book 9700, Page 659, the Register's Office for said County.

2) Power of Attorney of record in Instrument No. 200708150097711, Register's Office for said County.

3) Restrictive Covenants of record in Book 9236, page 504. Also, Amended and restated Amendments of record in Book 9435, page 493, and Book 9677, page 675, Register's Office for said County.

4) Home Owners Association Charter of record in Book 9668, page 894, Register's Office for said County.

5) Bylaws of record in Book 9668, page 899, Register's Office for said County.

6) Conveyance of Open Space of record in Instrument No. 200003290031449, Register's Office for said County.

This is [X]improved [ ]unimproved property known as: **7049 Meadow Ridge Circle, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

William F. Walker

Benjie L. Walker

[redacted]

INDIVIDUAL
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, a Notary Public of said county and state, William F. Walker and Benjie L. Walker, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 19th day of March, 2009.

Notary Public

My Commission Expires: JUNE 3 2009.

BRAD WHITE
Commission # 1584407
Notary Public - California
San Diego County
My Comm. Expires Jun 3, 2009

Name and Address of Property Owner:
Stephen C. Soll and Michelle M. Soll
7049 Meadow Ridge Circle, Nashville, TN 37221

Send Tax Statements to:
[redacted] Franklin American Mtg. Co.
501 Corporate Centre Dr. Ste 400
Franklin TN 37067

Map and Parcel--155.16-0A-220.00 CO

AFFIDAVIT OF VALUE

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $267,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 19th day of March, 2009.

Notary Public

My Commission Expires: JUNE 3 2009

BRAD WHITE
Commission # 1584407
Notary Public - California
San Diego County
My Comm. Expires Jun 3, 2009

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

29-1-052

[redacted]

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).