WARRANTY DEED BILL GARRETT, Davidson County Trans:T20090025643 DEEDWARR Recvd: 04/17/09 15:10 2 pgs Fees:13.00 Taxes:510.60 20090417-0035185	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $138,000.00 Affiant Subscribed and Sworn to before me, this 26th day of March, 2009. Notary Public My commission expires: 8/29/12 ANGELA LA VITA NOTARY PUBLIC STATE OF TENNESSEE KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Tahnesia R. Burkett 1617 Cumberland Station Blvd. Madison, TN 37115		053090B02400CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ruth Walls, fka Ruth Kinzer, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Tahnesia R. Burkett,** Married hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 218 on the Plan of Cumberland Station at Wilson Camp, Section One, as of record in Instrument No. 200110090109759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ruth Kinzer by deed from Randall Phillips Homes, LLC of record in Instrument No. 20020729-0090531, and to Ruth Walls by deed from James Lee Walls of record in Instrument No. 20090309-0020850, Register's Office for Davidson County, Tennessee. Ruth Kinzer and Ruth Walls are one and the same person.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument Number 200110090109759, said Register's Office.

Subject to restrictions of record in Book 10585, page 496; Book 1369; page 646, Book 730, page 538; Book 818, page 819; and Instrument Number 200110150112096, 20020919-0114055 and 20031030-0159798 , said Register's Office.

Subject to Charter of Cumberland Station of record in Instrument No. 200110170113082, Register's Office.

This is (x) improved ( ) unimproved property known as 1617 Cumberland Station Blvd., Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 26th day of March, 2009.

Ruth Walls

Ruth Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ruth Walls** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2009.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY