WARRANTY DEED

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2009.

Notary Public:

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cara B. Ellis	Bank of America, N.A.	Parcel ID:
716 Sugar Mill Trail	P.O. Box 961291	181010B03300CO
Nashville, TN 37211	Fort Worth, TX 76161-0291	

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

William P. Walker, Jr. and wife, Nancy J. Walker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cara B. Ellis and husband, Grant R. Ellis

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:

BEING Lot No. 172, on the Plan of Section One, Addition to Sugar Valley, of record in Instrument 20030708-0093537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William P. Walker, Jr. and Nancy J. Walker, husband and wife, by deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument 20040623-0074451, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11069, Page 14; Instrument 20030708-0093637; Instrument 20040203-0013041; Book 11069, Page 24, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20030708-0093537, said Register's Office; (3) Easement of record in Instrument 20040205-0014018, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 716 Sugar Mill Trail, Nashville, TN 37211

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 hands this 5th day of June, 2009.

William P. Walker, Jr.

Nancy J. Walker

BILL GARRETT, Davidson County
Trans:T20090039978 DEEDWARR
Recvd: 06/16/09 11:11 2 pgs
Fees:13.00 Taxes:990.86

20090616-0055883

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William P. Walker, Jr. and Nancy J. Walker, 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 and official seal at Nashville, Tennessee, this 5th day of June, 2009.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.