WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/09 11:37 3 pgs
Fees:18.00 Taxes:532.80
20090820-0078463

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$144,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of August, 2009.

Notary Public
My Commission expires: 05/02/2010

JENNIFER L. WEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (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:
Benjamin Renquist	SunTrust Mortgage	082-13-0-082.00
903 Locklayer Street	401 Commerce St., Suite 6100	
Nashville, TN 37208	Nashville, TN 37219	

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin J. Renquist, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly five feet of Lot No. 59, all of Lot No. 60, and the westerly ten feet of Lot No. 61 in Block "C" on the plan of Bransford Realty Company's North Hill Tract, of record in Book 421, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot and parts of lots adjoin and front together fifty feet on the south side of Locklayer Street and extend back southerly between parallel lines, 100 feet, more or less, to an alley.

Being the same property conveyed to Charles E. Walker, from The Secretary of Housing and Urban Development, by deed on March 11, 2009, of record in Instrument Number 20090320-0025211, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 082-13-0-082.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 76, Register's Office Davidson County, Tennessee.

This is improved property known as: **903 Locklayer Street, Nashville, TN 37208**

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 August 10, 2009.

Charles E. Walker

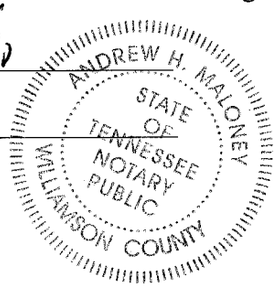
STATE OF TENNESSEE
COUNTY OF Davidson

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 August 10, 2009

My commission expires 8/10/12

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

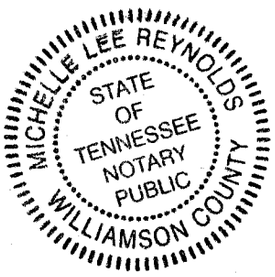
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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