WARRANTY DEED

G-RA-09-233

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Gayam Walter
Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Gayam Walter	PrimeLending, A PlainsCapital Company	
233 Timberway Drive	(NAME) 18111 Preston Rd., Ste. 900	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas, TX 75252	108070B13600CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES BENJAMIN DURHAM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GAYAM WALTER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS UNIT 136 TIMBER LAKE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON TIMBERWAY DRIVE DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF TIMBER LAKE CONDOMINIUMS, CONDOMINIUM APARTMENTS, RECORDED IN A MASTER DEED OF RECORD IN BOOK 6549, PAGE 475, AND BY INSTRUMENT OF CLARIFICATION OF RECORD IN BOOK 6561, PAGE 141, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF TIMBER LAKE CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN BOOK 6549, PAGE 475, AND 6561, PAGE 141; AND BY-LAWS RECORDED IN BOOK 6549, PAGE 520, BOOK 7153, PAGE 617, BOOK 8504, PAGE 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JAMES BENJAMIN DURHAM, UNMARRIED BY WARRANTY DEED FROM CANDRA MARIE CAPPS, MARRIED, DIANE G. SKELTON AND HUSBAND, HENRY R. SKELTON, RECORDED ON THE 25TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010925-0103531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 219 AND PLAT BOOK 5200, PAGE 342; MASTER DEED OF RECORD IN BOOK 6549, PAGE 475 AND BY INSTRUMENT OF CLARIFICATION OF RECORD IN BOOK 6561, PAGE 141 AS AFFECTED BY AN APPOINTMENT OF SUCCESSOR TRUSTEE OF RECORD IN BOOK 8504, PAGE 609; CHARTER OF RECORD IN BOOK 6546, PAGE 947 AND BOOK 6549, PAGE 537; EASEMENT OF RECORD IN BOOK 5856, PAGE 80 AND BOOK 6587, PAGE 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 233 Timberway Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100001262 DEEDWARR
Recvd: 01/07/10 10:36 2 pgs
Fees:13.00 Taxes:314.50
20100107-0001488

Witness my/our hand(s) this 30th day of December, 2009.

James Benjamin Durham

Ashley Durham

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 30th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903