WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024201 DEEDWARR
Recvd: 04/23/10 10:16 2 pgs
Fees:13.00 Taxes:512.45
20100423-0030743

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$138,500.00.**

Affiant

Subscribed and sworn to before me this 16th day of April, 2010.

Notary Public
My Commission expires: 9-14-10
(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE BUTCHKO-TURECKI SUMNER COUNTY My Comm. Expires September 15, 2010

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:
Pamela J. Gilder	Same	133-03-0-042.00
3228 Holbrook Drive		
Nashville, TN 37211		

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 **Pamela J. Gilder and Joseph Q. Gilder, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 82 on the plan of Section One, Southlake, of record in Book 2083, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Walker, from Federal Home Loan Mortgage Corporation, by deed on June 25, 2009, of record in Instrument Number 20090629-0060348, 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 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2083, page 58, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4834, page 442, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3228 Holbrook Drive, Nashville, TN 37211**

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 April 16, 2010.

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 April 16, 2010

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY