WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

X Randy Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2010

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

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:
Vernon Cornell Walker	First Community Mortgage	Parcel ID:
525 Owendale Drive	275 Robert Rose Dr.	15001030300
Antioch, TN 37013	Murfreesboro, TN 37129	

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

Randy Powell, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Vernon Cornell Walker , unmarried
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. 56, on the Plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, Page 84, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Randy Powell, married, by deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Instrument 20091117-0105710, said Register's Office, dated November 12, 2009. And being the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed of record in Instrument 20081031-0108571, said Register's Office, dated October 21, 2008.

This conveyance is subject to Restrictive Covenants of record in Book 4797, Page 410, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 84; and (3) Sewer and Drainage Easement of record in Book 8008, Page 979, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 525 Owendale Drive, Antioch, TN 37013

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 my hand this 20th day of May, 2010.

Randy Powell

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20100032060 DEEDWARR
Recvd: 05/27/10 14:07 2 pgs
Fees:13.00 Taxes:512.45

20100527-0041046

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 Randy Powell, 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 at Nashville, Tennessee, this 20th day of May, 2010.

My Commission Expires: 4-22-10

Notary Public

ZANA C. PETTY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.