BILL GARRETT, Davidson County
Trans:T20110034834 DEEDWARR
Recvd: 06/10/11 11:23 3 pgs
Fees:18.00 Taxes:314.50
20110610-0044644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Bryon N Walker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

My Commission Expires: _____

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bryon N. Walker 3924 Calumet Drive Antioch, TN 37013	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	150140A05000CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LAVERNE BELLEPHANT AND KEVIN BELLEPHANT

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

BRYON N. WALKER, AN UNMARRIED MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled Calumet - Phase Two, of record in Book 7900, Page 367, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELMA BELLEPHANT, by deed from ROBERT K. WILLIAMS AND WIFE, JACQUELINE R. WILLIAMS, of record in Book 10072, Page 764, dated May 30, 1996, said Register's Office. ELMA BELLEPHANT died intestate on October 6, 2010, leaving LAVERNE BELLEPHANT AND KEVIN BELLEPHANT, as her only heirs at law.

This improved property is known as 3924 Calumet 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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 9th day of June, 2011.

Laverne Bellephant by Robert Greene

Laverne Bellephant by Robert Greene, her Attorney-in-Fact

Kevin Bellephant by Robert Greene

Kevin Bellephant by Robert Greene, his Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 9th day of June, 2011, before me personally appeared Robert Greene, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laverne Bellephant, and who acknowledged that she executed the same as the free act and deed of Laverne Bellephant.

Witness my hand and official seal at office, this 9th day of June, 2011.

Brandy K Gomaz

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

On this 9th day of June, 2011, before me personally appeared Robert Greene, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kevin Bellephant, and who acknowledged that he executed the same as the free act and deed of Kevin Bellephant.

Witness my hand and official seal at office, this 9th day of June, 2011.

Brandy K. Gomaz
Notary Public

My commission expires: _____



My Commission Expires NOV 4, 2013