(1)

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Coreen Newcomb
Affiant

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

Subscribed and sworn to before me, this 29th day of June, 2011.

Carol L. McArthur
Notary Public
My commission expires: July 25, 2012

05-1106-65264

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles E. Walker 3200 Wingate Avenue Nashville TN 37211	86 Thompson Lane Nashville, TN 37211	133-02-0-129

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tonya C. Bass and husband, John Bass, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles E. Walker, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of Airdrie Sub "B" Property of D.C. Buell, of record in Plat Book 547, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tonya C. Bass and John Bass, wife and husband by deed from CFR Partners, dated July 25, 2003, recorded July 30, 2003 in Instrument No. 20030730-0108273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3200 Wingate Avenue, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110040517 DEEDWARR
Recvd: 07/06/11 15:04 2 pgs
Fees:13.00 Taxes:277.50
20110706-0051777

WITNESS my hand this 29th day of June, 2011.

Tonya C. Bass

John Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tonya C. Bass and John Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of June, 2011.

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014