[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bruce Elton Walker and	USAA Federal Savings Bank	Map and Parcel
7400 Old Charlotte Pike Nashville, TN 37209	10750 McDermott Freeway	141-15-0-A-041.00-CO
	San Antonio, TX 78288	14122A 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Victoria L. Walker Oberlin and husband, David L. Oberlin** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Bruce Elton Walker, a single person and Benjamin Howard Walker, a single person** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 19, Section I, Rolling River Estates, as shown on plat of record in Plat Book 4860, page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Bruce E. Walker to Victoria L. Walker of record in Instrument 20060331-0036436; final Decree as recorded in Instrument No. 20051007-0121360 and Warranty Deed from Nicholas C. Distefano and wife, Joann M. Distefano to Bruce E. Walker and wife, Victoria L. Walker of record in Deed Book 9957, page 239, said Register's Office for Davidson County, Tennessee.

David L. Oberlin joins in this conveyance to convey any interest he may have in subject real property, particularly any marital interest.

Victoria L. Walker, Victoria L. Oberlin and Victoria L. Walker Oberlin are all one and the same person.

This instrument is being executed in behalf of David L. Oberlin pursuant to a power of attorney executed by him and being filed for record simultaneously herewith.

This is improved real property commonly known as 305 Cotton Blossom Court, Nashville, TN 37221.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 4860, page 27, said Register's Office.
3. Charter of Homeowners Association recorded in Book 4892, page 671 and Book 8276, page 552, said Register's Office.
4. Covenants, Conditions and Restrictions of record in Book 4788, page 950, Book 4871, page 640 and Book 4892, page 689, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120036617 DEEDWARR
Recvd: 05/18/12 09:00 3 pgs
Fees:18.00 Taxes:608.40
20120518-0043076

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $164,431.13.

Bruce E Walk
Affiant

Subscribed and sworn to before me this
17th day of May, 2012.

Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of May, 2012.

Victoria L. Walker Oberlin
Victoria L. Walker Oberlin

David L. Oberlin by Victoria L. Oberlin
David L. Oberlin
By: Victoria L. Oberlin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OFDAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Victoria L. Walker O berlin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of May, 2012.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-24-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Victoria L. Oberlin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of David L. Oberlin and who acknowledged that he executed the same as the free act and deed of the said David L. Oberlin.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of May, 2012.

Notary Public

My Commission Expires: 1-24-15

