PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **September, 1999** by and between **Walton Timothy Walker** , herein after referred to as GRANTOR, and **Charles E. Gann** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING LOT NO. 2 on the Final Plat of the Timothy Walker Lots, Minor Subdivision, of record in Book 11190, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

BEING A PORTION OF THE PROPERTY CONVEYED to Walton Timothy Walker by Deed of record in Book 11139, Page 491, said Register's Office.

This is ~~improved~~/unimproved property known as: Rudolph Ave., Nashville, Tennessee 37206

MAIL ENV.

0674 09/21 0101 03CHECK 31-BB

09 SEP 21 AM 11:08

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TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Walton Timothy Walker

Walton Timothy Walker
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Walton Timothy Walker** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **September, 1999.**

Notary Public

My Commission Expires: 3/17/2002

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Name and Address of Property Owner:
Charles E. Gann
702 Alisa Cove, LaVergne, Tennessee 37086

Send Tax Statements to:
SAME
,

Map & Parcel 083-06-004.25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$13,750.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **September, 1999.**

Notary Public

My Commission Expires: 3/17/2002

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-267

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11669 PAGE 705

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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CAMT 13750.00
CON TX 50.88
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 61.88
CHECK 61.88

09/21/99 01 11:11 0001 0674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518619