Prepared by and Return to:
Title Enterprise Service Co., LLC.
214 Centerview Dr., Ste. 225
Brentwood, TN 37027
(615) 370-4724

Instr:200004240039956 Page: 1 OF 3
REC'D FOR REC 04/24/2000 9:54:29AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $299.70

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Sherrie Bauman (aka Sherrie Lorene Davis)** (herinafter referred to as "Grantor") has this day bargained and sold and does hereby transfer and convey unto **James E. Walker and wife, Eva L. Walker** (herinafter referred to as "Grantee") her heirs and assigns, forever, that certain property located in **Davidson** State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of April, 2000.

Sherrie L. Bauman

Sherrie Bauman, aka Sherrie Lorene Davis

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Sherrie Bauman, aka Sherrie Lorene Davis with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of April, 2000.

Ginny L Katricka

Notary Public

My Commission Expires: _____

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $81,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

April G Nichols
Affiant

Subscribed and sworn to before me this 19 day of April, 2000.

Ginny L Katricka
Notary Public

My Commission Expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBER: 96/11/50.00

ADDRESS OF NEW OWNER:
3208 Cloverwood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

2-000250

SCHEDULE A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Being Lot No. 45, Section 1 on the Plan of Hickory Bend Subdivision of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee.
Said Lot No. 45 fronts 75 feet on the northerly side of Cloverwood Drive and runs back 133.5 feet on the westerly line and 121.4 feet on the easterly line to a dead line in the rear which measures 76 feet thereon.

Being the same property conveyed to Sherrie Lorene Davis from Glen A. Bauman by Quitclaim Deed dated April 9, 1998 and recorded May 22, 1998 in Quitclaim Deed Book 10943, page 341 Register's Office for Davidson County, Tennessee.