Instr:200005030044289 Page: 1 OF 2
REC'D FOR REC 05/03/2000 8:36:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Jack D. Walton Jr.
1010 4th Avenue South
Nashville, TN 37210

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 93-15
PARCEL 232
15W-4290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Scott Workman and wife, Amanda Workman hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jack D. Walton Jr., unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southerly 33 feet of Lot No. 88 on the Plan of Isaac Paul's Elysian Grove Addition, of record in Plan Book 1, Page 134, Chancery Court at Nashville.

SAID part of Lot No. 88 fronts 33 feet on the easterly side of 4th Avenue, South, (formerly Cherry Street), and runs back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to Scott Workman and wife, Amanda Workman, by deed from Mary Frances Rogers, unmarried of record in Book 9265, Page 766, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Mary Frances Rogers of record in Book 9265, Page 766, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.
Taxes for 2000 have been pro-rated and assumed by Grantee.

This is improved property known as 1014 4th Ave. South, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack D. Walton Jr., unmarried, his heirs and assigns, forever; and we, Scott Workman and wife, Amanda Workman do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of May, 2000.

Scott Workman

Amanda Workman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Scott Workman and wife, Amanda Workman the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of May, 2000.

NOTARY PUBLIC

GENE N. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of May, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE N. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.