Instr:200005030044574 Page: 1 OF 3
REC'D FOR REC 05/03/2000 1:16:54PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $4162.50

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00. **Affiant** Subscribed and sworn to before me, this 2nd day of May, 2000. Notary Public My Commission Expires: 5/28/2003

Address New Owner As Follows: Michael A. Koban, Jr., and wife, Pamela R. Koban 4349 Chickering Lane Nashville, TN 37215	Send Tax Bills To: SAME	Map-Parcel Number: 144-13-006 FH 03725

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA H. WALKER AND HUSBAND, ROBERT J. WALKER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL A. KOBAN, JR., AND WIFE, PAMELA R. KOBAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:
Land In Davidson County, Tennessee, being Lot No. 32 on the Plan of Chickering Estates, Section 1, as of record in Book 2663, pages 86 and 87, Register's Office for said County, and a certain parcel on an unrecorded survey by Turner Engineering Company, dated March 15, 1972, and more particularly described as follows:

Lot No. 32 fronts 279.1 feet on the westerly side of Chickering Lane and extends back 505 feet on the northerly line and 523.1 feet on the southerly line to a dead line in the rear measuring 212 feet thereon.

TRACT NO. 2:
A parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument, the common rear corner of Lots 31 and 32 on said Plan of Chickering Estates, Section 1, as recorded in Book 2663, pages 86 and 87, Register's Office for said County, and proceeding North 67 degrees 34' West 125 feet to a point; thence North 26 deg. 20' East 199.8 feet to a point; thence South 74 deg. 54' East 90 feet to a point; being the common rear corner of Lots 32 and 33 on said Plan; thence South 16 deg. 26' West 212 feet to the point of beginning and containing 0.504 acres, more or less, in accordance with a boundary survey by Turner Engineering Company, dated March 15, 1972.

Being the same property conveyed to Robert J. Walker by deed from Williams Swift Martin and wife, Ellen Wills Martin, of record in Book 5294, page 624, Register's Office for Davidson County, Tennessee, the said Robert J. Walker having conveyed all right, title and interest in subject property to Barbara H. Walker, of record in Book 8418, page 490, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2810, page 5, Register's Office for Davidson County, Tennessee, as amended at Book 3096, page 210, Register's Office for said County.

3. Matters shown on the Plan of record in Book 2663, pages 86 and 87, Register's Office for said County.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Force Main Sewer Service Valve Assembly with Box, Frame & Cover, of record in Book 10224, page 109 Register's Office for Davidson County, Tennessee.

This is improved property known as 4349 Chickering Lane, Nashville, TN 37215.

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 and assigns, forever; and we covenant with the said Grantees that we are lawfully seized 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of May, 2000.

Barbara H. Walker
Barbara H. Walker

Robert J. Walker

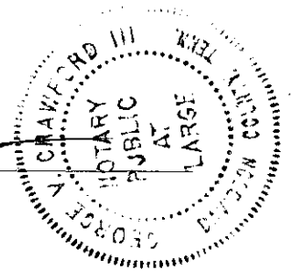
BY: _____
Barbara H. Walker Attorney-in-fact

135085.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA H. WALKER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 2000.



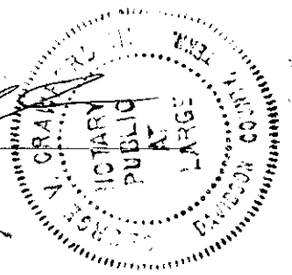
Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT H. WALKER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 2000.



Notary Public

My Commission Expires: 5/28/2003