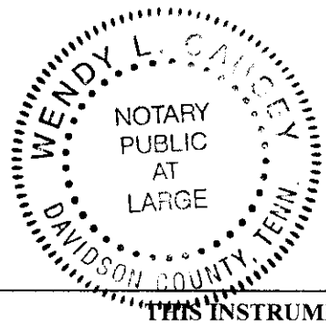
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/09/01 17:14 2pgs
Fees:11.00 Taxes:434.75

20010409-0035016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Walker	National Bank of Commerce	Map 95
(NAME) 294 McGavock Pike	(NAME) 115 29th Avenue South	Group 11
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37217	Parcel 43
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lance Litchford Nothern and Wife, Mellissa Northern

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Walker and wife Suzanne P. Walker

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Begin part of Lot. No. 3 on the Map of the Subdivision of the Merritt Farm as of record in Book 547, page 65, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, August 11, 1951, as follows:

BEGINNING in the center of Merritt Lane at the southeast corner of the property conveyed to Robert G. Northern and wife, by deed from Ida C. Merritt of record in Book 1876, Page 415, said Register's Office; thence with Northern's southerly line North 89 deg. 25 minutes West 351 feet to the westerly line of said Lot No. 3; thence with said westerly line of Lot 3 South 5 deg. 43 minutes west 249 feet to the northerly line of the T.V.A. right-of-way; thence with said line south 82 deg. 23 minutes East 361 feet to the center of Merritt Lane; thence with the center of said Lane North 8 deg. 35 minutes East 93.7 feet; thence North 2 deg. 8 minutes east 100 feet; thence north 3 deg. 28 minutes West 100 feet to the beginning, containing 2.2 acres more or less.

Being the same property conveyed to Lance Litchford Nothern by Quit Claim deed from Lance Litchford Northern Executor of the Estate of Robert G. Northern, deceased of record in Deed Book 11425, page 791, Register's Office for said County.

The said Lance Litchford Northern is joined in this conveyance by his wife Mellissa Northern.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 294 McGavock Pike, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of March, 2001.

Lance Litchford Nothern

Mellissa Northern

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lance Litchford Nothern and Mellissa Northern the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/30/2001

My Commission Expire: 5-26-2003

Wendy L Causey

File Number2103046

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

