18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of May, 2001, by and between ELLIS KINLOCH WALKER and EVELYN GROOM WALKER, HUSBAND AND WIFE, hereinafter called Grantors, and EDWIN A. DAVIS, UNMARRIED, and ANTHONY L. CLANTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

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 considerations, the receipt of which are hereby acknowledged, ELLIS KINLOCH WALKER and EVELYN GROOM WALKER, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto EDWIN A. DAVIS, UNMARRIED, and ANTHONY L. CLANTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1218 WINDING WAY, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 05/15/01 14:26 3pgs
Fees:15.00 Taxes:427.35
20010515-0050294

Ellis Kinloch Walker by his Atty in fact, Charlotte W. Rech
ELLIS KINLOCH WALKER
Signature of Seller

Evelyn Groom Walker by her Atty in fact, Charlotte W. Rech
EVELYN GROOM WALKER
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **14th** day of **May, 2001** before me personally appeared CHARLOTTE W. RECH , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELLIS KINLOCH WALKER, A/K/A E.K. WALKER, AND WIFE, EVELYN GROOM WALKER, A/K/A EVELYN WALKER , and acknowledged that he/she executed the same as the free act and deed of said ELLIS KINLOCH WALKER, A/K/A E.K. WALKER, AND WIFE, EVELYN GROOM WALKER, A/K/A EVELYN WALKER .

Witness my hand, at office, this **14th** day of **May, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

DENISE C. ALLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

EDWIN A. DAVIS, UNMARRIED, and ANTHONY L. CLANTON, UNMARRIED

1218 WINDING WAY
NASHVILLE, TN 37216

Property Address:

1218 WINDING WAY
NASHVILLE, TN 37216

Person Responsible for Taxes:

Map & Parcel #: MAP 61-8, PARCEL 169

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$115,500.00** 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 **14th** day of **May, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

DENISE C. ALLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 9 and the Westerly 50 feet front and 48 feet rear of Lot. No. 10 of Block "E" on the Plan of Jackson Park, Section 2, as of record in Book 843, page 21, Register's Office for said County.

Said Lot No. 9 and park of Lot No. 10 front together 110 feet on the southerly side of Winding Way and run back 180 feet 3 inches on the westerly line and 197 feet, more or less, on the easterly line to a deed line, measuring 106 feet thereon.

Being the same property conveyed to ELLIS KINLOCH WALKER and EVELYN GROOM WALKER, HUSBAND AND WIFE, by Warranty Deed from CLYDE J. THOMAS ET UX, of record in BOOK 1944, PAGE 613, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 61-8, PARCEL 169).

3. All Matters as set forth on the Plan of Section 2 of Jackson Park of record in Plat Book 843, page 21, said Register's Office.