PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 42771
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/13/01 13:35 3pgs
Fees:18.00 Taxes:865.80
20010913-0099934

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roosevelt Walker, Sr. Benita J. Walker 6105 Deerbrook Drive Nashville, Tn 37221	Bank of America 275 Valencia Avenue Brea, CA 92823

TAX MAP-PARCEL NUMBERS: 155-16-A-087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 234,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne Barrett and spouse, George Barrett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roosevelt Walker, Sr. and spouse, Benita J. Walker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 167 on the Plan of Traceside Section Three of record in Book 9700, page 47, Register's Office for said County.

SAID Lot No. 167 fronts 85.00 feet on the northeasterly margin of Deerbrook Drive and extends back 140.00 feet on the southeasterly line and 128.87 feet on the northwesterly line to a broken line in the rear, measuring 86.16 feet thereon.

BEING the same property conveyed to Anne Barrett and spouse, George Barrett by deed from Margaret Dean DeBusk, unmarried of record in Book 11685, page 374, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Deerbrook Drive together with a designated building envelope and 15 foot and 10 foot easement for public utility and drainage purposes along the front and broken rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Anne Barrett and George Barrett by Sheila Prather as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 6105 Deerbrook Drive, Nashville, Tn 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 2001.

Anne Barrett
Anne Barrett, By: Sheila Prather, Atty-In-Fact

George Barrett
George Barrett, By: Sheila Prather, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 234,000.00

Roosevelt Walker Jr.
Affiant

Sworn and subscribed before me on the 24th day of August, 2001.

Notary Public

My Commission Expires:

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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 **Sheila Prather**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Anne Barrett** and **George Barrett**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of August, 2001.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

EXHIBIT "A"
To
WARRANTY DEED

FROM: Anne Barrett and George Barrett

TO: Roosevelt Walker, Sr. and Benita J. Walker

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

Sheila Prather, Affiant

Sworn to and subscribed before me this

24th day of August, 2001.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004