After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 105
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 01/11/02 09:00 3pgs
Fees:18.00 Taxes:240.50
20020111-0004453

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, , herein referred to as "Grantor") **Mary H. Etta, Christine W. Acklen, Yvonne Granberry and Richard A. Walker,** have this day bargained and sold and do hereby transfer and convey unto undersigned, **Tracey D. Walker ,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 9th **day of** January **2002.**

Mary H. Etta
MARY H. ETTA

Christine W. Acklen
CHRISTINE W. ACKLEN

Yvonne Granberry
YVONNE GRANBERRY

Richard A. Walker
RICHARD A. WALKER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary H. Etta & Christine W. Acklen and who executed the foregoing instrument and the within named bargainer(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, for the purposes therein contained.

Witness my hand and official seal this 9th **day of** January **, 2002.**

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES February 22, 2004

Lola A Taylor

Notary Public

My Commission Expires: 02-22-2004

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Yvonne Cranberry & Richard A. Walker and who executed the foregoing instrument and the within named bargainer(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, for the purposes therein contained.

Witness my hand and official seal this 9th **day of** January **, 2002.**

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES February 22, 2004

Lola A Taylor

Notary Public

My Commission Expires: 02-22-2004

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$65,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Anita G. Trigg

Affiant

Subscribed and sworn to before me this 9th **day of** January **, 2002**

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES February 22, 2004

Lola A. Taylor

Notary Public

My Commission Expires: 02-22-2004

THIS INSTRUMENT PREPARED BY:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 105
Nashville, Tennessee 37211

MAP AND PARCEL NUMBER: 81-08-283.00

ADDRESS NEW OWNER:
Tracey D. Walker
1803 4th Ave., North
Nashville, TN 37208

SEND TAX BILLS TO:
Same

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 44 D T McGavock, subdivision, sometimes called DT McGavock Second Edition to Nashville. A Plan is recorded in Book 21, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 is Located at 1803 4th Avenue North, Nashville, Davidson County Tennessee, 37208.

Being the same property conveyed to Mary H. Etta, Yvonne Granberry, Christine W. Acklen and Richard A. Walker by Quitclaim Deed from Rose E. Walker dated September 4, 1998 and recorded September 4, 1998 in Book 11101, page 272, Register's Office for Davidson County, Tennessee. Christine Sommers retains a Life Estate in said property by virtue of a Quitclaim Deed of record in Book 7432, page 905, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.