WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/02 11:44 2pgs
Fees:13.00 Taxes:270.10

20020214-0019642

BOYD-BT01124

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2002.

Notary Public

My COMMISSION EXPIRES AT LARGE 6-12-04

JEANNIE BRADSHAW NOTARY PUBLIC ROBERTSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

My Commission Expires JUNE 12, 2004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Shelton Walker and wife, Angela Walker	~~Southstar Funding, LLC~~ SAME	105-11-212
(NAME)	(NAME)	
2139 and 2141 Byrum Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, B.B. DOUBLEDAY, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHELTON WALKER AND WIFE, ANGELA WALKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being the southerly 38 feet of Lot No. 6 and the northerly 30 feet of Lot No. 8 of Aldrich Bros., a Myers Subdivison, of record in Book 161, page 44, Register's Office in Davidson County, Tennessee.

Said portions of said Lot No. 6 and Lot No. 8 front 68 feet on the westerly margin of Byrum Ave. and extend back between parallel lines a distance of 150 feet to a proposed 15 foot alley.

Being part of the same property conveyed on to B.B. Doubleday Jr., by deed from R. L. Freeman, Trustee, dated March 30, 1973 and filed of record april 4, 1973 in Book 4695, page 5, at the Register's Office in Davidson County, Tennessee.

This is improved (X) property, known as 2139 and 2141 Byrum Ave., Nashville, Tennessee 37218

unimproved ( )

(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 23rd day of January, 2002.

B.B. Doubleday, Jr.

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 B.B. Doubleday, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville (city), TN (state), this 23rd day of January, 2002.

Notary Public

My Commission Expires: 6-12-04

JEANNIE BRADSHAW NOTARY PUBLIC ROBERTSON COUNTY TENN.

My Commission Expires JUNE 12, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 23rd day of January, 2002.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075