Davidson County DEEDWARR
Recvd: 04/03/02 14:41 2pgs
Fees:13.00 Taxes:270.10

20020403-0040607

# WARRANTY DEED

BOYD-BT01126

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES JULY 23, 2002 SUMNER COUNTY, TENN

**THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:**

**Brentwood Title Agency. LLC**
7012 Church St. E, STE. 2
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Shelton Walker and wife, Angela Walker | Shelton + Angela Walker | 105-11-214 |
| (NAME) | (NAME) | |
| 2147 and 2149 Byrum Ave. | 3238 West Hamilton Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37203 | Nashville TN 37212 | |
| (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 Lot No. 12 and the southerly 2 feet of Lot No. 10 and the northerly 16 feet of Lot No. 14 of Aldrich Bros., and Myers Subdivision, of record in Book 161, page 44, Register's Office in Davidson County, Tennessee.

Said Lot No. 12 and the portions of Lot No. 10 and Lot No. 14 front 68 feet on the westerly margin of Byrum Ave. and extend back between parrallel lines a distance of 150 feet to a proposed 15 foot alley.

Being part of the same property conveyed on 3/30/01, to B.B. Doubleday Jr., by deed from R.L. Freeman, Trustee, of record in Book 4695, page 5 at the Register's Office in Davidson County, Tennessee.

Property Address is as follows: 2147 & 2149 Byrum Ave., Nashville, TN 37203

This is improved ( X ) property, known as 2147 and 2149 Byrum Ave., Nashville, Tennessee 37203
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 7th day of March, 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 7th day of March, 2002.

Notary Public

My Commission Expires: _____

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

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 7th day of March, 2002.

My Commission Expires _____ _____

Notary Public

**RETURN TO:**

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075