WARRANTY DEED

BOYD-BT01125

STATE OF Tennessee
COUNTY OF Davidson Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Deborah Boyd
Affiant

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

Jeannie Bradshaw
Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE (AFFIX SEAL)

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	Shelton + Angela Walker	105-11-213
(NAME)	(NAME)	
2143 & 2145 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 the southerly 20 feet of Lot No. 8 and the northerly 48 feet of Lot No. 10 of Aldrich Bros., and Myers Subdivision, of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said portions of Lot No. 8 and Lot No. 10 front 68 feet on th westerly margin of Byurm Ave. and extend back between parallel lines a distance of 150 feet to a proposed 15 foot alley.

Being a part of the same property conveyed on 3/30/75, 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.

This is improved (X) property, known as 2143 & 2145 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.

Davidson County DEEDWARR
Recvd: 04/08/02 12:37 2pgs
Fees:13.00 Taxes:270.10

20020408-0042477

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