WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Angela Walker
Affiant

Subscribed and sworn to before me, this 6th 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.

BOYD-BT01131

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Shelton Walker and wife, Angela Walker	Same	105-11-208
(NAME)	(NAME)	
144 A & B Rains Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203		
(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. 3 and the southerly 6 feet of Lot No. 1 and the northerly 12 feet of Lot No. 5 of Aldrich Bros., and Myers Subdivision of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and the portions of Lots Nos. 1 and 5 front 68 feet on the easterly margin of Rains Avenue 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 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.

Property address as follows: 144 Rains Ave., Nashville, TN 37203

This is improved (X) property, known as 144 A & B Rains Avenue, 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 6th day of March, 2002.

B.B. Doubleday

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 6th 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 13:55 1pgs
Fees:13.00 Taxes:288.60

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