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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is $470,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of June, 2002.<br><br>Notary Public<br>My Commission Expires: My Commission Expires JAN. 29, 2003 |

Davidson County DEEDWARR
Recvd: 06/17/02 10:40 2pgs
Fees:13.00 Taxes:1739.00

20020617-0072943

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Mr. and Mrs. Robert J. Walker<br>109 Abbottsford<br>Nashville, TN 37215 | New Owner | MAP 117-13-B<br>PAR 88.00 CO<br>FB 7DA 91439 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM A. GOEBEL, JR., UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT J. WALKER AND WIFE, BARBARA H. WALKER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 109 ABBOTTSFORD, NASHVILLE, TENNESSEE 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of June, 2002.

WILLIAM A. GOEBEL, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM A. GOEBEL, JR., with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2002.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV 29, 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, page 419 thru 421, amended in Book 6771, page 683, and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Goebel, Jr., unmarried, by deed from Michael J. Dimond, unmarried, appearing as Instrument No. 200007310075264, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6478, page 177, Book 6530, page 242, 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 200103300030930, Instrument No. 20010502-0045152, and Instrument No. 20010514-0049648; (3) Dedication of common area in Book 7175, page 761; (4) Charter of record in Book 6548, page 213; (5) Easements of record in Book 1037, page 572, and Book 1286, page 690; (6) Agreement of record in Book 6555, page 328; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 418, Book 6250, pages 419 thru 421, Book 4771, page 688, and Book 6800, page 164, said Register's Office.