Davidson County DEEDWARR
Recvd: 07/02/02 12:55 2pgs
Fees:13.00 Taxes:638.25

20020702-0079412

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 172,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th
DAY OF June, 2002.

Charlotte A. Bethel
NOTARY PUBLIC

My commission expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Capital Title & Escrow, LLC (NAME) 2525 West End Ave., 4th Floor, Nashville, TN 37203 (ADDRESS)

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| (NAME) | (NAME) | |
| Rebecca Chamblin Walker | Washington Mutual Bank, F.A. | 103-4/0179.00 |
| (ADDRESS) | (ADDRESS) | |
| 4406 Nebraska Ave | P. O. Box 395 | |
| Nashville, TN 37209 | Albion, NY 14411-9947 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**G. Allen Jackson, Jr. and wife, Natalie P. Jackson**

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

**Rebecca Chamblin Walker, unmarried**

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Block 13 on the Map of Part of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 10 fronts 50 feet on the northerly side of Nebraska Avenue and runs back parallel lines 160 feet to an alley.

Matters shown on the Plan of record in Book 332, page(s) 104, said Register's office.

The effect of the Warranty Deed of record as Instrument No. 200205210061752, said Register's Office.

The effect of the Warranty Deed of record as Instrument No. 200206100070396, said Register's Office.

Subject to taxes for the year 2002, which have been prorated and assumed by Grantee(s).

The legal foregoing is the same legal description as appears in the previous deed of record.

Being the same property conveyed to G. Allen Jackson, Jr. and wife, Natalie P. Jackson by deed from William T. Covington and wife, Mary C. Covington, of record as Instrument No. 200206250076092, said Register's Office.

This is improved property known as: 4406 Nebraska Ave, Nashville, TN 37209

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 26th day of June, 2002

G. Allen Jackson, Jr.

Natalie P. Jackson

**ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named G. Allen Jackson, Jr. and wife, Natalie P. Jackson, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of June, 2002.

My Commission expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Charlotte A. Bethel

Notary Public