PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/11/02 11:16 3pgs
Fees:18.00 Taxes:406.63
20021011-0125050

# WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of August, 2002, by and between JIMMY HOLT, AN UNMARRIED MAN, hereinafter called Grantor, and IAN HILLARY STEPHEN WALKER and MARY MICHELLE WALKER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JIMMY HOLT, AN UNMARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto IAN HILLARY STEPHEN WALKER and MARY MICHELLE WALKER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1124 SUNNYMEADE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Jimmy Holt

JIMMY HOLT
Signature of Seller

RETURN TO
Advantage Title & Es
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#389

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, JIMMY HOLT, AN UNMARRIED MAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of August, 2002.

Notary Public

My Commission Expires: 5/30/2004

PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

**IAN HILLARY STEPHEN WALKER and MARY MICHELLE WALKER, HUSBAND AND WIFE**

**1124 SUNNYMEADE DRIVE**
**NASHVILLE, TN 37216**

Property Address:

**1124 SUNNYMEADE DRIVE**
**NASHVILLE, TN 37216**

Person Responsible for Taxes:

U S BANK
221 W. Cherry St.
Nevada, MO 64772

**Map & Parcel #: MAP 61-15, PARCEL 176**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$109,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **August, 2002.**

Notary Public

My Commission Expires: 11-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~RETURN TO:~~

~~COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.~~
~~333 GALLATIN ROAD SOUTH~~
~~MADISON, TN 37115~~

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 15 of Block "A" on the plan of the Re-subdivision of Sunnymeade, Unit No. 1 and the Subdivision of Sunnymeade Unit No. 2 of record in Book 974, pages 56 and 57, Register's Office for said cocunty.

Said Lot No. 15 fronts 60 feet on the southerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to JIMMY HOLT, AN UNMARRIED MAN by Warranty Deed from KATHERINE BONER, UNMARRIED, of Instrument No. 20011002-0106663, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-15, PARCEL 176).

2. All matters as set forth on the Plan of Re-subdivision of Sunnymeade, Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, page 56 and 57, said Register's Office, which plan includes a public utility and drainage easement along the rear lot line.