Deal # 4522

**After Recording Return To:**
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No. 21-4522

Davidson County DEEDWARR
Recvd: 10/14/02 12:17 3pgs
Fees:18.00 Taxes:299.70
20021014-0125812

# WARRANTY DEED

**New Owner/ Property Being Conveyed**
ERIC WALKER
2746 Combs Drive
Nashville, TN 37207

**Send Tax Bills To:**
New Owner

**Map & Parcel:**
060-13-145.00

This instrument made and entered into on this the 31 day of July 2002, by and between, JONATHAN M. WALDEN and NAOMI R. WALDEN husband and wife Party of the First Part, and ERIC WALKER an unmarried man Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of $ 81,000 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Party of the Second Part, their successors and assigns, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 167, ON THE PLAN OF SECTION TWO, FIRST ADDITION, TRINITY HILLS VILLAGE, OF RECORD IN BOOK 4460, PAGES 45 AND 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 167 FRONTS 65.0 FEET ON THE SOUTHERLY MARGIN OF COMBS DRIVE AND EXTENDS BACK 125.9 FEET ON THE EASTERLY LINE AND 98.5 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 47.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN M. WALDEN AND WIFE, NAOMI R. WALDEN, BY WARRANTY DEED FROM CLADIE D. TERRELL, DATED 04/18/1990 AND RECORDED 04/24/1990 IN BOOK 8094, PAGE 2224, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2746 Combs Drive, Nashville, TN

TO HAVE AND TO HOLD unto the said Party of the Second Part, his successors and assigns, in fee simple forever.

And the said Party of the First Part covenants with the Party of the Second Part, their successors and assigns, that they are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Party of the First Part, will forever warrant and

defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Party of the First Part has hereunto set his hand and seal on this the date first above written.

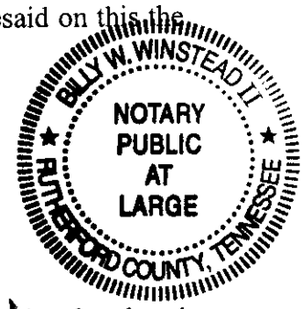
**JONATHAN M. WALDEN**

***STATE OF TENNESSEE }*** **COUNTY OF** _____**}**

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JONATHAN M. WALDEN, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 31 day of July, 2002.

Notary Public
My Commission Expires




IN WITNESS WHEREOF, this Party of the First Part has hereunto set her hand and seal on this the date first above written.

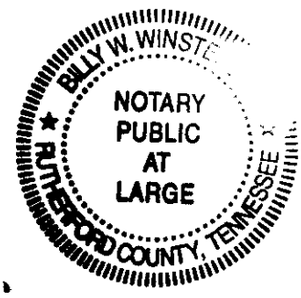
**NAOMI R. WALDEN**

***STATE OF TENNESSEE }*** **COUNTY OF** _____**}**

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, NAOMI R. WALDEN, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 31 day of July, 2002.

Notary Public
My Commission Expires



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 $ 81,000 ,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

Subscribed and sworn to before me this the 31 day of July, 2002.

My commission expires: 2006 Notary Public

BILLY W. WINSTEAD II
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

Eric Walker
300 Tollington Court
Franklin, TN 37067

No title search was preformed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

**THIS INSTRUMENT PREPARED BY:**
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103