Box 28A

0210347

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th
DAY OF December 2002.

NOTARY PUBLIC

My Commission expires: 7/29/06

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 12/04/02 14:48 3pgs
Fees:18.00 Taxes:92.50

20021204-0149459

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BARRY WALKER	SAME	92-4-357
(NAME)	(NAME)	
1305 Clinton Street		92-4-358
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 25,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

IRMA KATHERINE MAJORS

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

BARRY WALKER

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

(SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Irma Katherine Majors, by deed of record as Instrument No. 20020510-0057733, Register's Office for Davidson County, Tennessee, as devisee under the Will of Willie Alberta Kelly, deceased of record in the Probate Court of Davidson County Tennessee, under No. 3801-700984.

THE PROPERTY HEREIN CONVEYED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This is unimproved (X) improved ( ) property, known as 607 12th Avenue, North
1205 Milson Avenue - Nashville, TN 37203
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 4th day of December, 2002.

Irma Katherine Majors
IRMA KATHERINE MAJORS

INDIVIDUAL ACKNOWLEDGMENTS:

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 IRMA KATHERINE MAJORS, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of December, 2005.

My Commission expires:
7/29/06

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

TRACT ONE: Being the northerly portion of Lot No. 143 and the northerly portion of the west side of Lot No. 144 on the plan of Samuel Watkins Estate Property, of record in Book 57, page 13, Register's Office for said County, and described as follows: SAID parts of said lots adjoin and front together 62 feet on the southerly side of the first alley north of Jo Johnston Avenue, which alley is sometimes called Milson Avenue, and run back between parallel lines 78 feet west of and parallel to Twelfth Avenue North, formerly Clay Street, the westerly line of said lot running back along the easterly margin of the first alley west of Twelfth Avenue North, 77 feet, more or less, to a dead line. - - - - - - - - - - - - -

TRACT TWO: Being part of Lots No. 144 and 145 on the plan of Samuel Watkins Estate Property, as of record in Book 57, page 13, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, May 5, 1954, as follows: BEGINNING at the southwesterly corner of Twelfth Avenue North and the first alley north of Jo Johnston Avenue, formerly Line Street; thence with the southwardly margin of said alley westwardly 78 feet to an iron pin; thence southwardly 53.4 feet to an iron pin; thence eastwardly 37.7 feet to the west face of a brick wall; thence with the westerly face of said wall northwardly 5 feet to the north face of said wall; thence with the northerly face of said wall, eastwardly 40.3 feet to a nail in the westerly margin of Twelfth Avenue North; thence with said Avenue northwardly 48.4 feet to the beginning. - - - - - - - - - -