Davidson County DEEDWARR
Recvd: 01/02/03 14:48 2pgs
Fees:13.00 Taxes:555.00
20030102-0000638

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron T. Walker, et ux 6318 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 25-4 Parcel 92

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MELVIN RAWLS and wife, EDITH P. RAWLS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto AARON T. WALKER and wife, ROBIN M. WALKER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, in the City of Goodlettsville, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Memorial Drive, said point being 201.8 feet from the westerly margin of Dickerson Road; thence with the said margin of Memorial Drive, S 84 deg. 15 min. W 69 feet to a marker, corner of Assembly of God Church property; thence S 5 deg. 45 min. E 175.13 feet to a point in branch; thence with the branch, N 45 deg. E 82.2 feet to a point; thence N 2 deg. 45 min. E 120.1 feet to the point of beginning, as surveyed by Stephen A. Draper, Surveyor, June 8, 1960.

BEING the same property conveyed to Melvin Rawls and wife, Edith P. Rawls by deed from Frank R. Tinnon and Joe D. Adams of record in Book 4744, page 598, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 103 Memorial Drive, Goodlettsville, TN 37072.

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.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all easements for utilities serving the property.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

MELVIN RAWLS

EDITH P. RAWLS

"GRANTEES"

AARON T. WALKER

ROBIN M. WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIN RAWLS and wife, EDITH P. RAWLS, and AARON T. WALKER and wife, ROBIN M. WALKER, 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 the 30th day of December, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of December, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005