Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/22/03 14:37 1pgs
Fees:13.00 Taxes:962.00

20030122-0009253

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00 .

Douglas W Walker
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2003.

(Affix Seal)

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Preparer's File #-02L1406

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Douglas W. Walker and Elisa B. Walker	ABN AMRO Mortgage Group, Inc.	172-14-A-8.00 CO
5933 Hitching Post Lane	2600 W. Big Beaver Road	
Nashville, TN 37211	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, W. ANTHONY DURHAM, DDS AND WIFE, THERESA C. DURHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DOUGLAS W. WALKER AND WIFE, ELISA B. WALKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Wexford Downs, Section One, a Planned Unit Development, as of record in Plat Book 9700, pages 308 and 309, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to W. Anthony Durham, DDS and wife, Theresa C. Durham by deed from Beazer Homes Corp. D/B/A Phillips Builders of record in Book 11132, page 365, filed on 09-30-98, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5933 Hitching Post Lane, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my/our hand(s) this 15th day of **January, 2003**:

William Anthony Durham

Theresa C. Durham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. ANTHONY DURHAM, DDS AND WIFE, THERESA C. DURHAM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 15th day of January, 2003.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.