Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0301-60685

After Recording Return To:
Wilson Title

B: 3312
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2003.

Notary Public
My commission expires: 1/29/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Leigh Ann Walker 4005 Moss Rose Drive Nashville, TN 37216		73-01-0-247.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michelle Sawyer and Stephanie Phillips, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leigh Ann Walker*, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * an unmarried woman

Land near Nashville in Davidson County, Tennessee, being the northwesterly one-half of Lot No. 10 and the southeasterly 25 feet of Lot No. 9 on the Map of Moss Rose Heights Subdivision, Section II, Extended, as of record in Book 1424, Page 109, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the southwesterly side of Moss Rose Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to George B. Merryman and wife, Dovie T. Merryman by deed from James T. Patterson and wife, Mary Frances Patterson of record in Book 3710, Page 351, Register's Office for Davidson County, Tennessee. The said George B. Merry having since died. Dovie T. Merryman subsequently died devising subject property to George Randal Merryman by Will of record in Probate File No. 98P-1878, Probate Clerk's Office for Davidson County, Tennessee. George Randal Merryman died intestate with Michelle Sawyer and Stephanie Phillips as his heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4005 Moss Rose Drive, Nashville, Tennessee 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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.

Davidson County DEEDWARR
Recvd: 02/14/03 11:39 2pgs
Fees:13.00 Taxes:462.50
20030214-0020330

WITNESS my hand this 30th day of January, 2003.

Michelle Sawyer

Stephanie Phillips

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle Sawyer and Stephanie Phillips, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 30th day of January, 2003.

Notary Public: Angela A. Ramsey

My Commission expires: 05/28/2006

