This instrument was prepared by:
LISA F. GARY
Attorney at Law
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P.O. Box 1797
Spring Hill, Tennessee 37174-1797

Davidson County DEEDWARR
Recvd: 04/21/03 17:00 2pgs
Fees:13.00 Taxes:801.09
20030421-0052343

Address of New Owner:

James B. Walker
2820 Windemere Drive
Nashville, TN 37214

Send Tax Bills to:

New Owner

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROBERT J. CORBITT, JR. and wife, JUDY B. CORBITT,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto, **JAMES B. WALKER and wife, WILLIE MAE WALKER,** hereinafter called the Grantees, their heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 13 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office for said County.

SAID Lot No. 13 fronts 135 feet on the northerly side of Windemere Drive and extends back between parallel lines 299.7 feet to a dead line.

Being the same property conveyed to Robert J. Corbitt, Jr. and wife, Judy B. Corbitt and J.B. Boyd as tenants in common with the right of survivorship by instrument of record in Book 7521, Page 858, Register's Office of Davidson County, Tennessee. The said J.B. Boyd deceased on July 22, 2002 leaving Robert J. Corbitt, Jr. and wife, Judy B. Corbitt as the surviving tenants.

Map 84-8, Parcel 3

The property is subject to the following:

1. All other easements, restrictions and other matters of record in the Davidson County Register of Deeds office.

2. All assessments and taxes due in 2003, and thereafter.

3. Restrictive Covenants affecting the subject property of record in Book 2736, Page 124, Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference.

4. Subject to the plan of Sunny Acres Section II of record in Book 2663, Page 39, which among other things shows a 125' building set back line from Windemere Drive.

5. Subject to a 10' easement for public utility purposes along rear line of premises and an anchor easement at the southeast corner.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out above, Grantors do further covenant and bind themselves, their heirs 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.

WITNESS our hands this 7th of April, 2003.

Robert J. Corbitt Jr.
ROBERT J. CORBITT, JR.

Judy B. Corbitt
JUDY B. CORBITT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Lisa F. Gray, the undersigned Notary Public in and for said County and State, the within named grantors with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 7th day of April, 2003.

Lisa F. Gray
Notary Public
My commission expires: 11/21/04

The actual consideration or value, whichever is greater, for this transfer is $216,512.00.

Robert J. Corbitt Jr.
Affiant

Sworn to and Subscribed before me,
This 7th day of April, 2003.

STATE OF Tennessee)
COUNTY OF Davidson)

Lisa F. Gray
Notary Public
My commission expires: 11/21/04.