Return To:
First Title & Escrow
File box 9B
#20726

THIS INSTRUMENT PREPARED BY
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ATTORNEYS AT LAW
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P. O. BOX 40
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn to and subscribed before me this 6th day of May, 2003.

Notary Public

My Commission Expires: July 30, 2003

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Daniel Clark Files	323 50th Avenue, North	Owner Suntrust Mortgage	091.15 0 216.00 12 W 07262
323 50th Avenue North	Nashville, TN 37209	201 4th Ave. N., 7th floor	
Nashville, TN 37209		Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Five Thousand and 00/100 Dollars ($175,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **WILLIAM DELL WALKER and ALICE WALKER, husband and wife (Alice Walker being one and the same person as Alice B. Miles)** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **DANIEL CLARK FILES** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl Co., P.C., dated October 30, 1998 as follows:

BEGINNING on the westerly margin of 9th Street or 50th Avenue, North, 100 feet South of the southerly margin of 1st Avenue, or Park Avenue, running thence southwardly 50 feet along the westerly margin of said 9th Street or 50th Avenue North; thence westwardly at right angles 160 feet to a dead line; thence northwardly and parallel with 9th Street or 50th Avenue North 50 feet to a point; thence eastwardly and parallel with 1st Avenue, or Park Avenue 160 feet to the point of beginning.

BEING the same property conveyed to William Dell Walker, a single man, and Alice B. Miles, a single woman, as joint tenants with the right of survivorship, by Warranty Deed dated November 25, 1998 from Lynne E. Baker and husband, Joseph T. Jurczyk, of record in Book 11224, Page 170, and re-recorded in Book 11573, Page 901, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/19/03 09:14 2pgs
Fees:13.00 Taxes:647.50
20030519-0067610

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2003 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of May, 2003.

WILLIAM DELL WALKER

Alice Walker

ALICE WALKER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debbie Rubenstein, the undersigned, a Notary Public, in and for said State and County, **William Dell Walker and Alice Walker, husband and wife (Alice Walker being one and the same person as Alice B. Miles),** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: July 30, 2003

NOTARY PUBLIC AT LARGE