WARRANTY DEED

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Lyle Hinds III	**SunTrust Bank**	**116-4-15**
(NAME) **166 Woodmont Blve.**	(NAME) **201 Fourth Avenue North**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DON G. WALKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM LYLE HINDS, III AND JENNIFER L. HINDS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the southerly half of Lot No. 106 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County.
SAID part of Lot No. 106 fronts 50 feet on the easterly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Don G. Walker by deed from Dorothy Walker of record in Book 11358, Page 959 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **166 Woodmont Blvd., Nashville, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 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.

Witness my hand this 27th day of May, 2003.

Don G. Walker

Davidson County DEEDWARR
Recvd: 06/03/03 07:26 2pgs
Fees:13.00 Taxes:625.30

20030603-0074996

STATE OF TENNESSEE

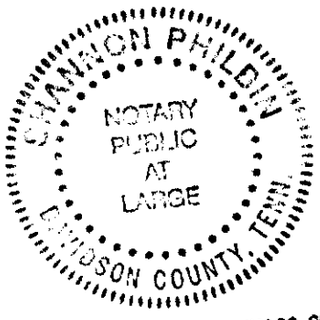
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don G. Walker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal, at Nashville, Tennessee on this 27th day of May, 2003

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003