THIS INSTRUMENT PREPARED BY
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790-2951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $233,800.00.

Affiant

Sworn to and subscribed before me this ____day of June, 2003.

Notary Public
My Commission Expires:

ALAN L. SATURN NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE
My Commission Expires JULY 29, 2006

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
John C. Prichard and Deena Sacks Prichard	4700 Dakota Avenue	Owner	091.15.0
4700 Dakota Avenue	Nashville, TN 37209		360.00
Nashville, TN 37209			25W01065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty-Three Thousand Eight Hundred and 00/100 Dollars ($233,800.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **WILLIAM WALKER and ALICE BROWN WALKER, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JOHN C. PRICHARD and DEENA SACKS PRICHARD, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 601, Block 28 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for said County.

BEING the same property conveyed to William Walker and wife, Alice Brown Walker, by Warranty Deed dated January 7, 2002 from Participations, Inc., Trustee, of record in Instrument No. 20020114-0005462, Register's Office for Davidson County, Tennessee.

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

And Grantors covenant with the said Grantees 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

Davidson County DEEDWARR
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Fees:13.00 Taxes:865.06
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payable to be paid by Grantees, 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 Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6 day of June, 2003.

William Walker
WILLIAM WALKER

Alice Brown Walker
ALICE BROWN WALKER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **William Walker and Alice Brown Walker, husband and wife,** 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 6 day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON IV
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE