WARRANTY DEED

B-VR-03-2003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:
11/27/04 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Steven Neighbors	National Bank of Commerce	
2003 Russell Street (ADDRESS)	(NAME) 221 Fourth Avenue North (ADDRESS)	83-14-87
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUCILLE TRUSTY WALKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES STEVEN NEIGHBORS, MARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 20 and 21 on the Unrecorded Plan of the Subdivision of the 50-acre tract of J.I.D. Hinds, Trustee, in East Nashville, described according to a survey made July 11, 1934, by Erie Drake, County Surveyor, as follows:

Beginning at a point on the northerly margin of Russell Street 569.5 feet eastwardly from the easterly margin of South 19th Street; thence eastwardly along the northerly margin of Russell Street 118 feet to the westerly line of the Shelby Park Golf Course; thence with said line northerly 160 feet to the southerly margin of an alley; thence westerly along the southerly margin of said alley 118 feet; thence southerly 160 feet to the beginning.

Being the same property conveyed to Billy Jackson Walker and wife, Lucille Trusty Walker by Deed dated November 23, 1971 and filed for record on December 10, 1971 in Book 4560, Page 204, Register's Office for Davidson County, Tennessee. The said Billy Jackson Walker having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2003 Russell Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of October, 2003.

Lucille Trusty Walker by Adele Estes Attorney-In-Fact
Lucille Trusty Walker by Adele Estes, Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 11/12/03 09:13 2pgs
Fees:13.00 Taxes:610.50
20031112-0165351

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31 day of Oct, 2003, before me personally appeared Adele Estes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lucille Trusty Walker and who acknowledged that he/she executed the same as the free act and deed of the said Lucille Trusty Walker by virtue of that Power of Attorney, duly executed by the said Lucille Trusty Walker on Oct 31, 2003 and recorded concurrently herewith in Instrument No. 20031112-0165350 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31 day of Oct, 2003.

NOTARY PUBLIC

My Commission Expires: 1/27/07

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903