WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Carrie Bruce
Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2003.

Rachel Wells
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-FTB-03-3104

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
Diane Walker	Fifth Third Mortgage	
3104 Moorewood Drive (ADDRESS)	10741 King William Drive (NAME)	060-02-0-145
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75220 (ADDRESS) (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 DANNY L. HALL AND DONNA H. SEAVER AND DONALD RYAN SCOTT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANE WALKER, 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 Lot No. 114, on the Plan of Parkwood Estates, Section 1 of record in Book 2900, Pages 119-120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary A. Hall, a widow, by Quitclaim Deed from Danny L. Hall Jacqueline M. Hall, dated 12-19-90 and filed for record on 12-28-90 in Book 8265, Page 55, Register's Office for Davidson County, Tennessee. Mary A. Hall, a widow, deceased as of 12-9-2002. Mary A. Hall is survived by Donna H. Seaver, and Danny L. Hall, her surviving children and Donald Ryan Scott, the**

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

** only child of Mary A. Hall's predeceased child, Sable Scott. (please see Affidavit of Heirship for Mary A. Hall in Instrument No. 20031029-0159207 and Affidavit of Heirship for Sable Scott being recorded simultaneously in Instrument No 20031117-0167604 Davidson County Register's Office)

unimproved ( )
This is improved (X) property, known as 3104 Moorewood Drive, Nashville, Tennessee 37207
(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 10th day of November, 2003.

Danny L. Hall

Donna H. Seaver

Donald Ryan Scott

Davidson County DEEDWARR
Recvd: 11/17/03 15:46 2pgs
Fees:13.00 Taxes:314.50

20031117-0167605

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Danny L. Hall and Donna H. Seaver and Donald Ryan Scott personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of November, 2003.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903