Davidson County DEEDWARR
Recvd: 12/09/03 10:31 2pgs
Fees:13.00 Taxes:651.20
20031209-0176383

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of December, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sheri A. Reynolds
1617 Fatherland Drive
Nashville, Tennessee

SEND TAX BILLS TO:
ERA Mortgage
3000 Leadenhall Rd.
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
083-14-0-119.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gene O. Walker and wife, Fay Carole Walker** hereinafter referred to as Grantors, hereby transfers and conveys to **Sheri A. Reynolds, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 64 on A.V.S. Lindsley Subdivision of the Chadwell Tract as of record in Book 2, page 24, Chancery Court Records, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gene O. Walker and wife, Fay Carole Walker by Warranty Deed from Metropolitan Development and Housing Agency of record in Book 7767, page 781, Register's Office for Davidson County, Tennessee, dated January 27, 1989.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2, Page 24, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 1617 Fatherland Drive, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 8th day of December, 2003.

By Karen Hoff Attorney in fact
Gene O. Walker
Gene O. Walker

By Karen Hoff Attorney in fact
Fay Carole Walker
Fay Carole Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Hoff, with whom I am personally acquainted or proved herself to be the attorney in fact of Gene O. Walker and Fay Carole Walker, and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
Notary Public At Large
WILLIAMSON COUNTY, TN