Record 1st

Prepared by: **WARRANTY DEED**
Lawrence Vogan, atty
120 Donelson Pk. Ste 201
Nashville TN 37214

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Return to:
All-Star Title, Inc.
120 Donelson Pike Ste 201
Nashville TN 37214
Ph: (615) 883-5883 Fax (615) 883-7543

MY COMMISSION EXPIRES:
JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2-2-04

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Walker	SAME	81-11/79
(NAME)	(NAME)	
1743 D B Todd Jr Blvd.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	SAME	
(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, **Clarence Summey Jr,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Walker and wife, Julie Walker**, 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:

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 265 on the Plan of J.M., T.J. and G.W. Harding's Addition to North Nashville, of record in Book 21, Page 80, Register's Office for said County.

Said part of Lot No. 265 fronts 30 feet on the westerly side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines, with the north line of Lot No. 264 on said plan, 210 feet, more or less, to the easterly margin of 21st Avenue North, formerly Estrella Street

Being the same property conveyed to Clarence Summey, Jr., by Deed from Jewell Carnes, a widow dated, 06/30/95 of record in Book, 9719 page, 990 Register's Office for Davidson County, Tennessee

unimproved
This is improved ☒ property, known as **1743 D B Todd Jr Blvd., Nashville, TN 37208**

(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 our/my hands this 2-2-04.

Clarence Summey Jr

Davidson County DEEDWARR
Recvd: 02/12/04 12:26 2pgs
Fees:13.00 Taxes:325.60

20040212-0016968

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared Clarence Summey JR the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson Co, Tennessee this 2-2-05.

Commission expires:

Notary Public

CLEGG M. CLARKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JANUARY 28, 2006