Davidson County DEEDWARR
Recvd: 02/17/04 15:11 2pgs
Fees:13.00 Taxes:116.55
20040217-0018132

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Eric B. Walker
3200 West End Avenue
Suite 304
Nashville, TN 37203

SEND TAX BILL:

New Owner

MORTGAGEE:
Grassland Financial Services, Inc.
1108 Battlewood Street
Franklin, TN 37069

MAP AND PARCEL:
MAP 71-15
PARCEL 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul C. Miller and wife, Beauty Patsy Miller**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Eric B. Walker, a married man**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 57-A on the Plan of Zone Lot Division, Lot No. 57, Eastmoreland Place, of record in Book 6200, page 725, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Paul C. Miller and wife, Beauty Patsy Miller by deed from Robert L. Stout, Yvonne Stout and Kathryn B. Finley of record in Instrument No. 20020717-0086162, Register's Office for Davidson County, Tennessee; as corrected by Deed of Correction of record in Instrument No. 20030110-0004716, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1332 A Meridian Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 17th day of February, 2004.

Paul C. Miller

Beauty Patsy Miller

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Paul C. Miller and Beauty Patsy Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of February, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $31,500.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005