Davidson County DEEDWARR
Recvd: 03/10/04 08:52 2pgs
Fees:13.00 Taxes:296.00

20040310-0027313

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN01320

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 05th day of March, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Pinkston	**Wells Fargo Home Mortgage**	
206 Chamberlain Street	**5203 Maryland Way, Suite 102**	**104-01-0-119.00**
Nashville, TN 37209	**Brentwood, TN 37027-5022**	

FOR AND IN 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,

Mancia R. Davis Walker, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James S. Pinkston, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 32, Block 26, on the Plan of Plummer Place, as of record in Plat Book 161, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mancia R. Davis, unmarried, by Deed from Jeffrey L. Livers and wife, Sally E. Livers, dated August 31, 1988 and recorded September 2, 1988 in Book 7643, page 827, Register's Office for Davidson County, Tennessee. The said Mancia R. Davis is now known as Mancia R. Davis Walker.

Timothy Walker, husband of Mancia R. Davis Walker, joins in this instrument for the purpose of conveying such marital interest, if any, that he may have in and to said property.

Unimproved ( )
This is improved (X) property known as **206 Chamberlain Street, Nashville, TN 37209**
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 hands this 05th day of March, 2004.

Mancia R. Davis Walker By Karen Hoff Attorney in Fact

Mancia R. Davis Walker by Karen Hoff, Attorney-in-Fact

Timothy Walker by Karen Hoff Attorney in Fact

Timothy Walker by Karen Hoff, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 05th day of March, 2004, before me personally appeared **Karen Hoff** to me known to be the person who executed the foregoing instrument in behalf of **Mancia R. Davis Walker and husband, Timothy Walker** as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Mancia R. Davis Walker and husband, Timothy Walker**.

Witness my hand and official seal at Brentwood, Tennessee, this the 05th day of March, 2004.

My commission expires:_____

Notary Public



My Commission Expires NOV. 4, 2006