Davidson County DEEDWARR
Recvd: 03/29/04 11:24 2pgs
Fees:13.00 Taxes:880.60

20040329-0034910

WARRANTY DEED

G-CBB-04-6617

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Keith R. Walker	Bank Of America Mortgage	
6617 Highway 100 (ADDRESS)	(NAME) 9000 Southside Blvd. Bldg 700 (ADDRESS)	129-12-121
Nashville, Tennessee 37205-4226 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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 JAMES A. CURLEY, III UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH R. WALKER AND HOPE WALKER,HUSBAND AND WIFE, 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 a portion of Lot No. 20 on the Plan of Cheekwood Estates, as of record in Book 2663, Page 103, Register's Office for Davidson County, TN.
Said portion of Lot No. 20 fronts 120 feet on the easterly side of Highway 100 and runs back between lines 351.1 feet on the northerly side to an iron pin and 351.8 feet on the southerly side to a concrete monument to a dead line in the rear line which measures 112.9 feet.

Being the same property conveyed to James A. Curley, III, by Deed from James H. Hill and Naomi W. Hill, dated October 31, 2001, filed for record on November 5, 2001 in Instrument #200111050121006, Register's Office for Davidson County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6617 Highway 100, Nashville, Tennessee 37205-4226
(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 26th day of March, 2004.

James A. Curley, III

STATE OF Tennessee
COUNTY OF Davidson

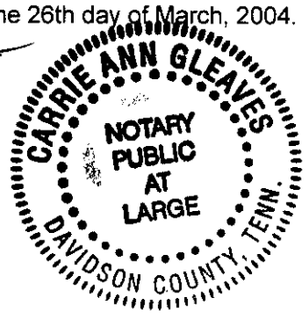
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Curley, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2004.

Notary Public

My Commission Expires: 11-24-07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903