58b

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
William H. Smallman 4706 Elkins Avenue Nashville, Tennessee 37209	Same	Map 105-11, Parcel 35.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 05/27/04 09:30 3pgs
Fees:18.00 Taxes:222.00
20040527-0062364

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Wade Walker, married and Herman Lee Walker, unmarried ("Grantor") has bargained and sold, and hereby transfers and conveys to William H. Smallman, a single person ("Grantee"), and his respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on subdivision plan of record in Plat Book 2, Page 94, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage easement of record in Book 5453, Page 423, Register's Office for Davidson County, Tennessee.

I, Casandra Walker, spouse of Wade Walker, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which in said property which I may have by virtue of my marriage or otherwise.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 442 Wingrove Street Nashville, Tennessee 37203.

EXECUTED this 26th day of May, 2004.

Wade Walker
Wade Walker

Casandra Walker
Casandra Walker

Herman Lee Walker
Herman Lee Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Wade Walker and Cassandra Walker and Herman Lee Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 26th day of May, 2004.

Notary Public

My Commission Expires: 1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 26TH day of MAY, 2004.

NOTARY PUBLIC

My Commission Expires:

1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A"

Being part of Block "C" on the Plan of the partition of the Mary E. Hamilton Lands, Plat Book 2, Page 94, Chancery Court at Nashville and being Lot No. 13 on the unrecorded plan of Book "C" and parts of Block "A" and Block "B" of the Mary E. Hamilton Lands, Register's Office, Davidson County, Tennessee.

Said property fronts 61.2 feet on the northerly margin of Wingrove Avenue and extends back 150.5 feet on the westerly line and 150.4 feet on the easterly line to a dead line in the rear, measuring 55.2 feet thereon.

Being the same property conveyed to Wade Walker and Herman Lee Walker, both unmarried by deed from J. W. Bennett, Sr., and wife, Janice M. Bennett dated December 27, 1985 and of record in Book 6749, Page 92, Register's Office for Davidson County, Tennessee.