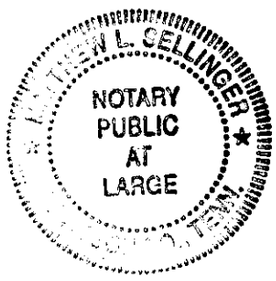
Record 1st

WARRANTY DEED



State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$79,000.00.** Eric Walker

Affiant

Subscribed and sworn to before me this the 28th day of May, 2004.

Notary Public

My commission expires: 1/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY + Return to
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric Walker **Julie Walker**	**Eric Walker** **Julie Walker**	**060-04-049.00**
3117 Hillside Road	**3117 Hillside Road**	
Nashville TN 37207	**Nashville TN 37207**	

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 ACKNOWLEDGE, WE,

Clarence Summey

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:

Land in Davidson County, Tennessee, being part of Tract No. 2 on the Plan on the Real Estate of William Phillips, deceased, as of record in Book 57, page 21, Register's Office for said County, and also being known as Tract "C" on a survey of part of the George Olinger Tract prepared by Joseph A Daugherty, Surveyor, on September 19, 1957, and described according thereto as follows: Beginning at a utility power pole on the easterly side of Hillside Road at the northwest corner of Tract "B" conveyed to Charles W Marshall and wife, by George Olinger and wife, of record in Book 2488, page 341, said Register's Office; thence with the northern boundary line of said Marshall property, south 87 deg east 157.6 feet to an iron pin in the western boundary line of the Brintley property; thence with same, north 3 deg east 61.4 feet to the southeast corner of Tract "D" of said Olinger property; thence with same, north 85 deg 54' West 157.6 feet to an iron pin on the easterly side of said Hillside Road; thence with same, south 3 deg west 64.4 feet to the beginning.

Being the same property conveyed to Clarence Summey, married, by Deed from Owen Rogers and wife, Joyce B Rogers, Trustee Under the Declaration of Trust dated July 29, 1985, dated 12/07/2001, of record in Instrument No. 200112100136140, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **3117 Hillside Road, Nashville TN 37207**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **28th** day of **May, 2004.**

Clarence Summey

Davidson County DEEDWARR
Recvd: 06/03/04 14:15 2pgs
Fees:13.00 Taxes:292.30

20040603-0065484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Clarence Summey,*** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

* and Laquita Summey

Witness my hand, at office, this **28th** day of **May, 2004.**

Notary Public

My Commission Expires: 1/28/06

