Return to:
All-Star Title, Inc.
120 Donelson Pike. Ste 201
Nashville TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

WARRANTY DEED

MY C[illegible] EXPIRES:
[illegible] 28, 2005

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$86,000.00.**

Eric Walker
Affiant

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

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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**	**081-07-442.00**
1833 11th Avenue North	**1833 11th Avenue North**	Davidson County DEEDWARR Recvd: 08/02/04 15:41 2pgs Fees:13.00 Taxes:318.20
Nashville TN 37208	**Nashville TN 37208**	20040802-0092329

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, unmarried

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:

Being the southerly half of Lot No. 40, on the plan of Williams and Valentino's Subdivision of Lot Nos. 3 and 4 of the Woodard Property, of record din Plat Book 2, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot No. 40 fronts 35 feet on the westerly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clarence Summey, unmarried, by Deed from Betty Jo Miniard, unmarried, dated 09/15/1997, of record in Book 10612, page 313, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **1833 11th Avenue North, Nashville TN 37208**

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 **July, 2004.**

Clarence Summey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Clarence Summey, unmarried,** 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.

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

_____
Notary Public

My Commission Expires:_____

