Davidson County DEEDWARR
Recvd: 08/26/04 15:50 2pgs
Fees:13.00 Taxes:481.00

20040826-0103603

WARRANTY DEED

B-JOHN-04-1513

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me this 11th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN SLEAVER 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
Mark E. Prentice	Regions Bank	
1513 Ferguson Avenue (ADDRESS)	4101 Hillsboro Road (NAME) (ADDRESS)	117-8-141
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville TN 37215 (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 KELVIN L. WALKER, married AND KENT L. WALKER, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK E. PRENTICE AND WIFE, MICHELLE M. PRENTICE, 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 Lot No. 174 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 174 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Kelvin L. Walker and Kent L. Walker by Affidavit of Heirship recorded on August 25, 1988 in Book 7923, Page 42, and Affidavit recorded October 22, 1996 in Book 10232, Page 712, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lucious Walker by Quitclaim Deed dated April 20, 1983 and filed for record on April 21, 1983 in Book 6041, Page 598, Register's Office for Davidson County, Tennessee. (The said Lucious Walker died on July 27, 1989)

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1513 Ferguson Avenue, Nashville, Tennessee 37212
(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 11th day of August, 2004.

Kelvin L. Walker
Kelvin L. Walker

Kent L. Walker
Kent L. Walker

April Walker
April Walker

Brenda J. Pierce
Brenda Pierce

Spouse of Grantor herein joins in the execution of this instrument for the purpose of conveying all marital interest in and to said property.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelvin L. Walker and Kent L. Walker, 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.

* and April Walker and Brenda F. Pierce

Witness my hand and official seal, this the 11th day of August, 2004.

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903