Davidson County DEEDWARR
Recvd: 08/27/04 13:08 3pgs
Fees:18.00 Taxes:164.65

20040827-0103905

This instrument prepared by:
Joyce Jordan, an employee of
First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

File No.: **2114-591165**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-third day of August, 2004**, by and between **1008 Curdwood Trust**, parties of the first part, and **Ronald F. Walker, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 1/2 OF LOT NUMBER 9 ON THE MAP OF BURRUS SUBDIVISION OF LOT NUMBER 81, MAPLEWOOD HOME TRACT, AS OF RECORD IN BOOK 421, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 50 FEET 1 INCH ON THE SOUTHERLY SIDE OF MAPLEWOOD BOULEVARD, NOW CALLED CURDWOOD BOULEVARD, AND RUNS BACK BETWEEN LINES, 231 FEET ON THE WESTERLY LINE AND 233.35 FEET ON THE EASTERLY LINE TO THE NORTHERLY MARGIN OF MCIVER STREET AND SHOWS 50 FEET THEREON.

Being the same property conveyed to parties of the first part, herein shown in:
Book **10618**, Page No.: **886** or Instrument No.: in said Register's office.

This conveyance is made subject to:
Taxes for the year 2004 and subsequent years, easements and restrictions of record.

Parcel ID # **061-11-0 174.00**

X Improved OR
Unimproved property located at: **1008 Curdwood Boulevard, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

1008 Curdwood
Trust

Raymond A Day TRUSTEE

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared trustee of **1008 Curdwood Trust,** Raymond A. Day, to me known to the persons described in and who executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by Raymond A. Day as such trustee of 1008 Curdwood Trust.

Witness my hand and Notarial Seal this **Twenty-third day of August, 2004.**

Miranda Pieszchalski
Notary Public

My Commission Expires: My Commission Expires MAR. 25, 2006

MIRANDA PIESZCHALSKI NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

****

Owner's Name: **Ronald F. Walker**

and Address: **1008 Curdwood Boulevard**
Nashville, TN 37216

Mail tax bills to, (Person or Agency responsible for payment of taxes)

First Horizon Home Loans
D/B/A/ First Tennessee
Home Loans
P. O. Box 146
Memphis, TN 38101

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**45,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald J Walker
Affiant

Subscribed and sworn to before me this **Twenty-third day of August, 2004.**

Miranda Pierzchalski
Notary Public

My Commission Expires: My Commission Expires MAR. 25, 2006

