WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7541

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2004.

Notary Public

My commission expires: 7-06-08

(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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**	**081-11-321.00**
3200 West End Ave #300	**3200 West End Ave #300**	
Nashville, Tn 37203-5826	**Nashville, Tn 37203-5826**	

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, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Walker and Julie Walker , husband and wife

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 the south one-half of Lot No. 294 in McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of lot fronts 50 feet on the easterly side of 16th Avenue North, formerly Herdershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Clarence Summey, married, by Deed from C. Marion Mayfield, married, dated 09/18/03, of record in Instrument No. 20030923-0140809, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **1724 16th Ave. N., 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 **21st** day of **September, 2004.**

Clarence Summey

Davidson County DEEDWARR
Recvd: 09/27/04 14:28 2pgs
Fees:13.00 Taxes:277.50

20040927-0116210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Clarence Summey married,** 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 **21st** day of **September, 2004.**

_____
Notary Public

My Commission Expires:_____

