Davidson County DEEDQC
Recvd: 10/05/04 11:32 2pgs
Fees:12.00 Taxes:0.00
20041005-0119710

Prepared By & Return To:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138

THIS DEED PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED.

QUITCLAIM DEED

NEW OWNER:
Eric B. Walker
Julie D. Walker
300 Toddington Ct.
Franklin, TN 37067

SEND TAX BILLS TO:
Same

MAP & PARCEL:
063-13-145.00

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, The Walker Group, LLC, hereinafter referred to as the GRANTOR, does hereby quitclaim and convey unto Eric B. Walker and wife, Julie D. Walker, hereinafter referred to as GRANTEES, all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 167 on the Plan of Section Two, First Addition, Trinity H ills Village of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 65.0 feet on the southerly margin of Combs Drive and extends back 125.9 feet on the easterly line and 98.5 feet on the westerly line to a dead line in the rear, measuring 47.1 feet thereon.

Being the same property conveyed to The Walker Group, LLC by deed from Eric B. Walker, dated November 8, 2002 and of record in Instrument Number 20021219-0157126, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 30 day of September, 2004.

The Walker Group, LLC by E B Walker

The Walker Group, LLC by Eric B. Walker,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Eric B. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of The Walker Group, LLC, the within named bargainor, a corporation or partnership, and that he, as such officer or partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation or partnership by himself as such officer.

Witness my hand at office this 30 day of September, 2004.

Yolanda Mason Jones
Notary Public

YOLANDA MASON JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2004.

Yolanda Mason Jones
Notary Public

YOLANDA MASON JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

Commission Expiration:
