Davidson County DEEDWARR
Recvd: 10/20/04 10:53 2pgs
Fees:13.00 Taxes:340.40

20041020-0126097

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax: (615) 883-754

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$92,000.00.**

Eric Walker
Affiant

Subscribed and sworn to before me, this the 15th day of October, 2004.

William S. Lowe
Notary Public

My commission expires:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES MAY 28, 2006

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**	**092-04-270.00**
929 11th Avenue North	**300 Toddington Court**	
Nashville TN 37208	**Franklin TN 37067**	

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 Jr.

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:

Land in Davidson County, Tennessee, being lot No. Twenty-two (22) in Johnson Bransford's Subdivision of three parts of lot No. 158 of Judge John McNair's Mansio House Tract, the plan of which is of record in Book 161, page 146, of the Register's Office for Davidson County, Tennessee.

Said Lot No. formerly Cumberland Street, and extends back westerly between parallel lines 134 feet, more or less, to an alley in the rear.

Being the same property conveyed to Clarence Summey, Jr., by Deed from Barbara D Toms, dated 08/06/2003, of record in Instrument No. 200308110114182, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **929 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 **15th** day of **October, 2004.**

Clarence Summey Jr.

Clarence Summey Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Clarence Summey Jr.,** 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 **15th** day of **October, 2004.**

Notary Public

My Commission Expires:_____

WILLIAM E. LOWE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES MAY 28, 2006