WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

BTE , 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Walker	Eric Walker	59-9-177
(NAME) 4109 Tucker Road	(NAME) 300 Toddington Gate	Davidson County DEEDWARR Recvd: 11/01/04 15:43 2pgs Fees:13.00 Taxes:286.38
(ADDRESS) Nashville, TN	(ADDRESS) Franklin, TN 37067	20041101-0131097
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Harold Ray Testimentory Trust, Beth Boone, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric 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: * and wife, Julie D. Walker

Land in Davidson County, Tennessee, being Lot No. 7 an the Plat of 3rd Addition to Treppard Heights Subdivision, Section 7, of record in Plat Book 4595, page 200, Register's Office for said County.

Said Lot 7 fronts 60 feet on the westerly margin of Tucker Road and extends back 291.5 feet on the southerly line and 257.5 feet on the northerly line, which is a broken line to a line on the rear on which it measures 50 feet.

Being the same property conveyed to Harold Ray, by deed of record in Book 9459, page 207, said Register's Office, the said Harold Ray having since died. The Will of Harold Ray of record in Will Book 208, page 447, Davidson County Probate Court Clerk's Office devised the subject property to William S. Hofstetter as Trustee of the Testamentary Trust Created by the will. William S. Hofstetter subsequently died. Beth Boone is the Successor Trustee of said Trust.

unimproved ☐

This is improved ☒ property, known as 4109 Tucker Road, Nashville, TN

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 hand this 21st day of October, 2004.

Harold Ray Testimentory Trust, Beth Boone, Trustee

By: Beth Boone, Trustee of Harold Ray Testamentary Trust

Harold Ray Testimentory Trust, Beth Boone, Trustee

STATE OF TN
COUNTY OF Davidson

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: Sept 22, 2007

My Commission Expires SEPT. 22, 2007

Notary Public

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Beth Boone, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Trustee of the Harold Ray Testimentory Trust**, the within named bargainor, as Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing as **Trustee of the Harold Ray Testimentory Trust.**

Witness my hand, at office, this 21st day of October, 2004.

Notary Public

BELINDA WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138