PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, LLC
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 11/23/04 09:00 2pgs
Fees:13.00 Taxes:514.30
20041123-0140139

47

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron T. Walker, et ux 6318 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 12 Parcel 115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TERRY FLATT and wife, KIM FLATT, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto AARON T. WALKER and wife, ROBIN M. WALKER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08 min. 09 sec. East 156.34 feet; thence North 74 deg. 41 min. 02 sec. East 200.70 feet to an iron pin; thence, North 77 deg. 03 min. 19 sec. East 148.07 feet to an iron pin; thence along a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. from the southeasterly corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence North 23 deg. 39 min. 13 sec. West 1302.87 feet to an iron pin; thence North 86 deg. 22 min. 18 sec. East 300.00 feet to an iron pin; thence, South 19 deg. 23 min. 46 sec. East 1256.65 feet to an iron pin in the northerly margin of Lickton Pike; thence in a westerly direction with said margin of said pike on a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg. 53 min. 27 sec. for a distance of 196.11 feet to the point of beginning and containing 6.97 acres, more or less.

BEING a part of the same property conveyed to Terry Flatt and wife, Kim Flatt, by deed filed for record in Book 10298, page 633, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property located on Lickton Pike, Goodlettsville, TN 37072.
*Tract #4,

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

T.A.I.

1. Real Property Taxes for the year 2004, which are a lien, now due and payable, but not yet delinquent, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Right of Way Easement to Davidson County, Tennessee, of record in Book 1634, page 623, Register's Office for Davidson County, Tennessee.

3. Easement for right of way granted to Southern Bell Telephone & Telegraph Co. Of record in Book 1118, page 463, said Register's Office.

4. Restrictive Covenants of record in Deed Book 6881, page 986, Register's Office for Davidson County, Tennessee.

5. Easement for rights of ingress and egress for the purpose of visiting the burial grounds by the next of kin of the persons buried there.

6. That portion of the property constituting or used as burial grounds.

7. Easement for a Joint Driveway, Bridge, Water Line and Other Facilities recorded in Instrument No. 20041123-0140140, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TERRY FLATT

KIM FLATT

"GRANTEES"

AARON T. WALKER

ROBIN M. WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY FLATT and wife, KIM FLATT, and AARON T. WALKER and wife, ROBIN M. WALKER, 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 the 22nd day of November, 2004.

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of November, 2004.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE