WARRANTY DEED

Prepared by:
Lawrence Vogan, atty
120 Donelson Pk. Ste 201
Nashville TN 37214

NOTARY PUBLIC AT LARGE

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2004.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

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**	**BayRock Mortgage Corporation**	**071-16-408.00**
916 Crockett Street	**11380 South Bridge Parkway**	Davidson County DEEDWARR Recvd: 12/03/04 10:41 2pgs Fees:13.00 Taxes:351.50
Nashville TN 37207	**Alpharetta, GA 30022**	20041203-0144179

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Les Stratton

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. 26 on the Map of Essex Place Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937, as follows:

Beginning on the southerly margin of Crockett Street at the northeast corner of Lot No. 25; thence with the easterly line of Lot No. 25, a 12 foot alley and Lot No. 21, southwardly 212 feet to the northerly margin of Lot No. 20; thence with the northerly margin of said Lot No. 20, eastwardly 50 feet to the westerly line of Lot No. 27; thence with the line between Lots Nos. 26 and 27, northwardly 212 feet to the southerly margin of Crockett Street; thence with the southerly margin of said street westwardly 50 feet to the beginning.

Being the same property conveyed to Les Stratton, by Deed from Agreed Order of Compromise and Confirming Sale of Real Property, dated 06/20/2002, of record in Instrument No. 200207100082715, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **916 Crockett Street, Nashville TN 37207**

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 **30th** day of **November, 2004.**

Les Stratton

Lori V. Stratton

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Les Stratton and Lori V. Stratton,** 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 **30th** day of **November, 2004.**

William E. Lowe

Notary Public

My Commission Expires:_____

