WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/05 10:33 2 pgs
Fees:13.00 Taxes:517.63
20050103-0000306

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Clarissa Sebree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2004

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clarissa Sebree	NEW OWNER	Map 72
1121 McChesney Avenue		Group 3
Nashville, TN 37216		Parcel 32

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 acknowledged, we

Thomas S. Walker, married and James E. Blunkall, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clarissa Sebree, unmarried

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:

BEING Part of Lot No. 223, on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description and further described as follows:

BEGINNING at an iron stake on the westerly side, at the property line of H. E. Woodside. Running in a northerly direction 205 feet to an iron stake; thence, running in an easterly direction 50 feet to an iron stake; thence, running in a southerly direction 205 feet to an iron stake, located on the northerly side of McChesney Avenue; thence, in a westerly direction parallel with McChesney Avenue, 50 feet to beginning corner.

Being the same property conveyed to Thomas S. Walker, married, and James E. Blunkall, married, by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, a corporation, of record in Instrument 20040823-0101568, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 332, Page 101, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1121 McChesney Avenue, Nashville, TN 37216

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 our hands this 30th day of December, 2004.

Thomas S. Walker

Thomas S. Walker

James E. Blunkall

James E. Blunkall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas S. Walker and James E. Blunkall, 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 and official seal at Nashville, Tennessee, this 30th day of December, 2004.

My Commission Expires: ~~04/27/07~~
1/29/05

Notary Public

