Record 1st Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/05 09:33 2 pgs
Fees:13.00 Taxes:229.40

20050204-0013151

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00**.

Affiant

Subscribed and sworn to before me this 1st day of February, 2005.

Notary Public

My Commission expires: 9-22-07

(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott Walker	SAME	94-1-10.00
118 Cleburne Street		
Franklin, TN 37064		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lane Wallace**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott Walker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 42 on the plan of N. Hobson's Addition to Edgefield, now East Nashville, of record in Book 21, page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 42 fronts 50 feet on the westerly side of South Eleventh Street, formerly Smith Avenue, and runs back between parallel lines 200 feet to an alley

Being the same property conveyed to Cornerstone Rentals, LLC, by deed from Dewey L. Hale, on November 18, 2004, of record in Instrument Number 20041119-0139115, Register's Office for Davidson County, Tennessee. And further conveyed to Lane Wallace by Quitclaim deed from Cornerstone Rentals, LLC of records in Instrument Number 20050114-0005525, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 72, Register's Office Davidson County, Tennessee.

This is improved property known as: **612 S. 11th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 1, 2005.

Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of February 2005, before me, personally appeared Lane Wallace to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY