return to:

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 03/03/05 15:56 2 pgs
Fees:13.00 Taxes:913.90

20050303-0023868

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shiloh Levi Walker	Bank of America	103-3
5005 Wyoming Avenue	9000 Southside Blvd	196 AND 218
Nashville, TN 37209	Jacksonville FL 32256	
(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, I, **Jessica Coe, unmarried**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shiloh Levi Walker and wife, Carrie Dee 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, described as follows:

Tract I: LAND in the 25th Ward of the City of Nashville, Davidson County, Tennessee, being a part of the E. A. Elam 5 acre tract, and described as follows:

BEGINNING at a point in the southerly margin of Wyoming Avenue, 100 feet west of the westerly margin of the 50th Avenue North, at the northwest corner of the property conveyed to W. C. Sells and wife, of record in Book 1368, page 40, Registers' office for said County; thence, southerly along Sells westerly line, 150.4 feet; thence, westerly parallel to the southerly margin of Wyoming Avenue, 50 feet; thence, northerly 150.4 feet to the southerly margin of Wyoming Avenue; thence, easterly along said Avenue 50 feet to the beginning.

Tract II: LAND in Davidson County, Tennessee, being part of the E. A. Elam Tract described as follows:

BEGINNING at the southwest corner of the property conveyed to Melvin A. Karnes and wife, by deed from Frederick B. Rogers, and wife, of record in Book 2909, page 27. Register's Office for said County; then with Karnes southerly line westwardly 50 feet to his southwest corner being the easterly line of the property conveyed to C. M. Holland, Sr. and wife, by deed from Ruth P. Anthony, of record in Book 2745, page 150, said Register's Office; thence, with said line southwardly 101.6 feet, more or less, to Holland's southeast corner; thence, eastwardly 50 feet; thence, northwardly 101. 6 feet, more or less, to the beginning.

BEING the same property conveyed to Jessica Coe by deed from Christopher T. Mitchell, unmarried of record as Instrument No. 200305190067678, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is being executed on behalf of Jessica Coe pursuant to a Power of Attorney executed by same on the 21st day of February, 2005, and being filed simultaneously herewith as Instrument No. 20050303 - 0023867, said Register's Office.

This is **(X)** IMPROVED property known as **5005 Wyoming Avenue, Nashville, TN 37209.**

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 the 25th day of February, 2005.

Jessica Coe by: Kimberly A. Davis,
Jessica Coe by Kimberly A. Davis, Attorney-in-Fact
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of February, 2005.

My Commission expires _____ _____
Notary Public

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 **Kimberly A. Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Jessica Coe**, as HER Attorney in Fact, as the free act and deed of the within named **Jessica Coe**.

Witness my hand and official seal this the 25th day of February, 2005.

My Commission expires May 24, 2008 _____
Notary Public

