Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 21 2007

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 78000

Julie D. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF February, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Eric B. Walker
300 Toddington Ct.
Franklin, TN 37067

SEND TAX BILLS TO:
same

MAP-PARCEL:
Map 050-100 Parcel 14000

WARRANTY DEED

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, Marvin Cook

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric B. Walker and Julie D. 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:

Davidson County DEEDWARR
Recvd: 03/07/05 13:35 3 pgs
Fees:18.00 Taxes:288.60
20050307-0024762

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 612 Morewood Ct., 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, 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 unemcumbered, 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 28 day of February, 2005.

Marvin Cook

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marvin Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 28 day of February, 2005.

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2005.

_____
Notary Public

Commission Expiration:

Exhibit A Legal Description

Being Lot No. 50, on the Plan of Village by the Creek, Section Four, of record in Plat Book 6250, page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marvin Cook on 11/30/99, by deed from Lynn H. Jones and wife, Marcy F. Jones, filed for record on 12/01/99, in Book 11763, page 916, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin Cook and Barbara Cook, both unmarried, as joint tenants with rights of survivorship on 04/01/03, by deed from Marvin Cook a/k/a Marvin D. Cook or Marvin Dewayne Cook, filed for record on 04/24/03, in Instrument No. 20030424-0055332, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Marvin Cook on 09/20/04, by deed from Barbara Cook, filed for record on 09/21/04, in Instrument No. 20040921-0113622, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Marvin Cook on 02/28/2005, by deed from Barbar Cook, filed for record on _____, in instrument number 20050307, 0024758, Register's Office for Davidson County, Tennessee.

(05-0073.PFD/05-0073/22)