Davidson County DEEDWARR
Recvd: 03/07/05 13:36 2 pgs
Fees:13.00 Taxes:296.00

20050307-0024765

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 80,000

Julie D. Walker
Affiant

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

Notary Public

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

My Commission Expires JULY 24,2007

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Eric Walker	Eric Walker	050-070-02600
300 Toddington Ct	300 Toddington Ct	
Franklin, TN 37067	Franklin, TN 37067	

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 wife 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:

Being Lot No. 140, on the Plan of Section 5, Village by the Creek, of record on Plat Book 6250, Page 221, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot No. 141 fronts 30.00 feet on the westerly margin of Brickmont Court and extends back 162.84 feet on the northerly line and a total of 148.87 feet on the southerly line to a broken line in the rear, measuring 162.88 feet, thereon.

Being the same property conveyed to Marvin Cook on 06/29/92, by deed from Security Federal Savings and Loan Association of Nashville, filed for record on 07/12/92, in Book 8666, page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin D. 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 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. Source of title 20050307-0024758

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: 809 Brickmont Court 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 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 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: