Davidson County DEEDWARR
Recvd: 03/14/05 15:40 2 pgs
Fees:13.00 Taxes:222.00

20050314-0028085

WARRANTY DEED

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2005

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric B. Walker (NAME)	LONG BEACH MORTGAGE COMPANY, (NAME)	081-11-0-561.00
1600 12th Ave North (ADDRESS)	320 Interstate N. Parkway #500 (ADDRESS)	AND
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	081-11-0-560.00

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, WE, Leslie E. Stratton and wife, Lori Y. Stratton

HEREINAFTER CALLED 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:

Property commonly known as 1600 12th Avenue North, Nashville, Davidson County, TN 37208, and:

TRACT 1:
Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 131 on the plan of McGavock, Wetmore and others' second addition, called the addition to the town of McGavock, of record in Book 21, page 41, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 131 fronts 25 feet on the easterly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines with the northerly margin of Cockrill Street, 154 feet to an alley.

TRACT 2:
Beginning at a point on the easterly side of 12th Avenue N., 25 feet from the northeast corner of the said 12th Ave., N and Cockrill Street; thence, northerly along the easterly margin of 12th Ave., N. 25 feet to a point fronting on said 12th Ave N ., and extending back easterly between parallel lines, the north line of which abutting that parcel conveyed to Jessie Porter and wife, 154 feet to an alley.

Being the same property conveyed to Leslie E. Stratton and wife, Lori Y. Stratton by quitclaim deed dated 10/26/99, from Leslie Stratton, married, filed for record on 10/28/99, in Book 11720, page 701, and by deeds in Book 7506, page 931 and Book 7588, page 215, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1600 12th Ave North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 4th day of March 2005

Leslie E. Stratton

Lori Y. Stratton

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 Leslie E. Stratton and wife, Lori Y. Stratton

the bargainor s, 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 Old Hickory, Tennessee, this 4th day of March, 2005.

Commission expires 5/30/07

Notary Public

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ is the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

--CONTINUED--

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 21, page 41, and any additional restrictions and easements; (2) zoning regulations; (3) property taxes that have been assumed by the Grantee(s) herein.