Book 204
Record 184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$76,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of March, 2005

Notary Public

My Commission expires: 9-22-07
(Affix Seal)

Davidson County DEEDWARR
Recvd: 04/01/05 08:54 2 pgs
Fees:13.00 Taxes:281.20
20050401-0035251

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC 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:
Michael A. Solomon		94-01-0-10.00
612 S 11th Street		
Nashville, TN 37206		

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, **Scott Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael A. Solomon and Jeremy Gearheart**, 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 Scott Walker, by deed from Lane Wallace, on February 1, 2005, of record in Instrument Number 20050204-0013151, Register's Office for Davidson County, Tennessee.

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 March 28, 2005.

Scott Walker
Scott Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 28, 2005

My commission expires 9-22-07

Notary Public

