RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 "

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/05 11:22 2 pg:
Fees:13.00 Taxes:240.50

20050516-0054780

G-CL-05-1603

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian E. Etherington	Jillian E. Etherington	
1603 East Douglas Avenue	(NAME) 1817 Jefferson Street	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37208	83-2-177.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNA J. WALKER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JILLIAN E. ETHERINGTON, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 52 and the easterly one-half of Lot No. 53, DR. E.T. BROWN'S SUBDIVISION OF LOTS 21-26, BROWNSVILLE ADDITION, as shown on plat of record in Plat Book 332, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anna J. Walker by Quitclaim Deed from Farris Dell Walker and Anna Julie Guevara Walker recorded February 26, 1988 in Book 7477, Page 529, Register's Office for Davidson County, Tennessee and being the same property conveyed to Farris D. Walker and wife, Anna J. Walker by Deed recorded May 20, 1982 in Book 5888, Page 537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2004 Property Taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Book 332, Page 91, said Register's Office; and c) any and all existing easements and restrictions as shown of record not mentioned herein, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1603 East Douglas Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 13th day of May, 2005.

Anna J. Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna J. Walker, the within named bargainor, 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, this the ~~14th~~ 13th day of May, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903