Davidson County DEEDWARR
Recvd: 07/05/05 09:26 2 pgs
Fees:13.00 Taxes:403.30
20050705-0076556

RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of June, 2005.

NOTARY PUBLIC

My commission expires: 5-23-09

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles William Walker Rowena Michelle Harper 3226 Cloverwood Drive Nashville, TN 37214	New South Federal Savings 210 Automation Way Birmingham, AL 35210	096-11-0-060.00

FOR AND IN CONSIDERATION of the sum of **One Hundred Nine Thousand Dollars and Zero Cents ($109,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **William Frakes,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Charles William Walker and Rowena Michelle Harper, both unmarried,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson,** Tennessee, and being further described as follows, to-wit:

Being Lot No 36 on the plan of Section 1, Hickory Bend of record in book 3300, page 38 Register's Office for Said County.

Said Lot fronts 72 feet on the northerly side of Cloverwood Drive and runs back 198.6 feet on the easterly line and 176.6 feet on the westerly line to a dead line in the rear, which it measures 80 feet.

Being the same property conveyed to William Frakes, by Quitclaim Deed from Federal National Mortgage Association, dated 2-2-05_, of record in inst no 20050222-0018902, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this 30th Day of June, 2005.

William Frakes

William Frakes

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, William Frakes, being by me and duly sworn (or affirmed), 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 seal, this 30th Day of June, 2005.

Notary Public

My commission expires: 5-23-09

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY