Return to: First Title & Escrow Co. Inc.
File# 24403 Box 9B

Davidson County DEEDWARR
Recvd: 07/07/05 15:44 2 pgs
Fees:13.00 Taxes:1184.00
20050707-0078716

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

Affiant

Sworn to and subscribed before me this 30th day of June, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
Chrisima M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jeffrey Yarbro and Tyler Yarbro	4714 Nevada Avenue	Owner	091.15.0 353.00
4714 Nevada Avenue	Nashville, TN 37209		25W 00200
Nashville, TN 37209			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **WILLIAM D. WALKER and ALICE B. WALKER, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY YARBRO and** *wife **TYLER YARBRO** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> BEING Lot No. 611 of Block No. 27 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
>
> BEING a portion of the same property conveyed to William D. Walker and wife, Alice B. Walker, by Warranty Deed dated May 16, 2003 from Dorothy J. Warren, unmarried, of record in Instrument No. 20030521-0069248, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2005 which are a lien but not yet due and payable to be paid by Grantees; those matters set forth on the Plan of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee; An Application to Split Parcels of record in Instrument No. 20050503-0048828, Register's Office for Davidson County, Tennessee; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway, and utility

easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of June, 2005.

William D. Walker
WILLIAM D. WALKER

Alice B Walker
ALICE B. WALKER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debbie Rubenstein, the undersigned, a Notary Public, in and for said State and County, **William D. Walker and Alice B. Walker, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of June, 2005.

Debbie Rubenstein
NOTARY PUBLIC

My Commission Expires: 6-19-07

DEBBIE RUBENSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 6-19-2007