This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $115,000.00

Affiant

Subscribed and sworn before me this the 7th day of July, 2005.

Notary Public
My commission expires: 11/25/2007

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/14/05 14:31 2 pgs
Fees:13.00 Taxes:425.50

20050714-0081908

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul Reeves 408 Lakehurst Drive Nashville, TN 37206	New Owner	083-10-0 100.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carl H. Walker Jr., a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul Reeves and wife, Kelli Reeves, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 106, part of Lots 105 and 107, McEwen Place, as recorded in Book 332, page 133, Register's Office for Davidson County, Tennessee and a portion of an abandon alley, Bill No. 1147 of the Metropolitan Clerk's Office, Davidson County, Tennessee.

Said Lot and parts of said lots adjoin and front together 60 feet on the west side of Lakehurst Drive and runs back between parallel lines 135.5 feet to an abandon alley by Bill No. 1147.

Being the same property conveyed to CARL H. WALKER, JR., UNMARRIED from JOHN EDWARD BEAN, JR. ET UX DAPHNE COUZEN BEAN, of record in Book 9595, page 217, dated February 7, 1995, said Register's Office.

Dorthea Walker, spouse of Carl H. Walker, Jr., joins in the execution of this instrument for the purpose of conveying any interest in subject property, marital or otherwise.

THIS IS IMPROVED PROPERTY KNOWN AS 408 Lakehurst Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of July, 2005.

Carl H. Walker Jr.

Dorthea Walker

Dorthea Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl H. Walker Jr. and wife, Dorthea Walker with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2005.

My commission expires: 11/25/2007

Notary Public

