Davidson County DEEDWARR
Recvd: 07/28/05 14:55 2 pgs
Fees:13.00 Taxes:379.25

20050728-0088536

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive Suite 300
Nashville, TN 37217
05-1450

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVE IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF July, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Vincent Dixie **100 Liberty Cove** **Hendersonville, TN 37075**	**SAME AS OWNER**	**071-150-027.00** **&** **071-150-498.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eric B. Walker and wife, Julie Walker HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent Dixie, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

a married Man

Tract One

Land in Davidson County, Tennessee, being Lot No. 57-A on the Plan of Zone Lot Division, Lot No. 57, Eastmoreland Place, of record in Book 6200, page 725, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric B. Walker, a married man on 02/17/04, by deed from Paul C. Miller and wife, Beauty Patsy Miller, filed for record on 02/17/04, in Instrument No. 20040217-0018132, Register's Office for Davidson Tennessee.

Tract Two

Land in Davidson County, Tennessee, being Lot No. 57-B on the Plan of Zone Lot Division, Lot No. 57, Eastmoreland Place, of record in Book 6200, page 725, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric B. Walker, a married man on 05/21/04, by deed from Federal National Mortage Association a/k/a Fannie Mae, filed for record on 06/09/04, in Instrument No. 20040609-0068302, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known 1332A and 1332B Meridian Street, Nashville, TN 37207

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22 day of July, 2005.

Eric B. Walker

Julie Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric B. Walker and Julie Walker, 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 at Robertson County, Tennessee this 22 day of July, 2005.

GREGORY D. VADER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration:
My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration: