RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

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 $145,500.00.

Affiant

Sworn to and subscribed before me this 12 day of August, 2005.

Notary Public

My Commission Expires:

CLARICE E. MORTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXPIRES: 3-14-2009

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
4113B Nebraska Avenue	4113 B Nebraska Avenue	Owner	103-04-0
Nashville, TN 37209			386.00
			25W 05235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Five Thousand Five Hundred and 00/100 Dollars ($145,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **KENNETH A. REBMAN, UNMARRIED,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM DELL WALKER AND ALICE BROWN WALKER, HUSBAND AND WIFE** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot **A** on the Plan of Zone Lot Division, westerly part of Lot No. 55 West End Annex, of record in Plat Book 5800 page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Said Lot No. 55A fronts 25.00 feet on the southerly margin of Nebraska Avenue and extends back 157.79 feet on the easterly line and 157.70 feet on the westerly line to a dead end line in the rear, measuring 25.00 feet thereon.
>
> BEING the same property conveyed to Kenneth A. Rebman, unmarried, by Warranty Deed dated June 30, 1997 from Stephen L. Averett and wife Vanessa Averett, of record in Book 10515 page 616, 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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has 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 332, Page 61, as amended in Plat Book 5800 page 164, 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.

Davidson County DEEDWARR
Recvd: 08/18/05 14:28 2 pgs
Fees:13.00 Taxes:538.35
20050818-0098678

And Grantor does further covenant and bind himself, his 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 my hand this the 12 day of August, 2005.

KENNETH A. REBMAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Kenneth A. Rebman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 12 day of August, 2005.

NOTARY PUBLIC

My Commission Expires: _____

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009