Book 180

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Patton, Jr. Foundation	same	81-6-347
(NAME)	(NAME)	
2103 23rd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/29/05 15:23 3 pgs
Fees:18.00 Taxes:31.45

20050829-0103438

FOR AND 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, Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip Walker Living Trust, Under Agreement Dated January 15, 1999, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Patton, Jr. Foundation, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 2103 23rd Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of August, 2005.

Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999

Charlotte Rose Walker, as Trustee

Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999

Daniel Phillip Walker, as Trustee

Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999

by Charlotte Rose Walker, Trustee
for Maxine Walker Giddings, Trustee

Maxine Walker Giddings, as Trustee
By: Charlotte Rose Walker as her Attorney-in-Fact

Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999

by Charlotte Rose Walker, Trustee
for Matthew Walker, Jr., Trustee

Matthew Walker, Jr., as Trustee
By: Charlotte Rose Walker as her Attorney-in-Fact

Matthew Walker, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charlotte Rose Walker with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of August, 2005.

Commission expires:

Notary Public



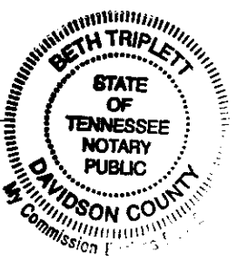
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew Walker, Jr with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of August, 2005.

Commission expires:

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Phillip Walker with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr. Living Trust and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

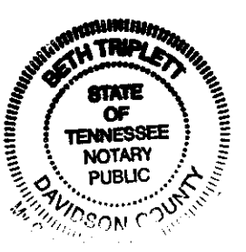


EXHIBIT A

A parcel of land inherited from Dr. Matthew Walker, originally conveyed from Agnes Louise Pentecost Yaney to Matthew Walker and wife, Alice J. Walker by deed of record in book 4821, Page 429, Register's Office of Davidson County, Tennessee, and described as follows:

Being the east part of Lot No. 3 on the map of the subdivision of the subdivision of the Wesley Hyde property of record in Minute Book 66, page 15, in the Chancery Court at Nashville.

Said part of said Lot No. 3 fronts 48 feet on the West Side of 23rd Avenue, North, and runs back between parallel lines, as measured from the center line of 23rd Avenue, North, 150 feet to a dead line more or less.

Being part of the same property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Charlotte Rose Walker Living Trust, by QuitClaim Deed dated January 14, 2000, from Charlotte Rose Walker, as of record in Instrument No. 20000310-0025120, said Register's Office. Also being a part of the same property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Daniel Phillip Walker Living Trust by QuitClaim Deed dated January 14, 2000, from Daniel Phillip Walker, as of record in Instrument No. 20000310-0025121, said Register's Office. Also being a part of the same property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Matthew Walker, Jr., Living Trust, by QuitClaim Deed dated January 14, 2000, from Matthew Walker, Jr., as of record in Instrument No. 20000310-0025118, said Register's Office. Also being a part of the same property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Maxine Walker Giddings Living Trust, by QuitClaim Deed dated January 14, 2000, from Maxine Walker Giddings as of record in Instrument No. 20000310-0025119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.