Davidson County DEEDWARR
Recvd: 09/01/05 15:01 2 pgs
Fees:13.00 Taxes:351.13
20050901-0105265

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Eddy H. Walker
4334 Woods Street
Old Hickory, TN 37138

MORTGAGEE
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 064-13-O, PARCEL 052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **B. Jane Hygaard and husband, Rick Edwin Walkush,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eddy H. Walker, an unmarried person,** 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:

Being Lots 43 & 44 of Block 3 on the Plan of Berryville, as of record in Book 421, Page 117, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.
Being the same property conveyed to B. Jayne Hygaard by deed from Jane S. Westmoreland, unmarried of record in Book 9733, Page 644, Register's Office, Davidson County, Tennessee.
B. Jane Hygaard and B. Jayne Hygaard is one and the same person.
Rick Edwin Walkush herein joins to convey any and all interests and rights he may have, if any.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **4334 Woods Street Old Hickory, TN 37138.**

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 30th day of August, 2005.

B. Jane Hygaard

Rick Edwin Walkush

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named B. Jane Hygaard, a married person, the bargainor(s) 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.

NOTARY PUBLIC

Witness my hand and official seal this 30th day of August, 2005.

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $94,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of August, 2005.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07