Prepared By + Return To:
Infinity Title, LLC
404 BNA Drive, Suite 300
Nashville, TN 37217

05-1907

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

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVE IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF August, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Kenneth H. Dupree
59 Nickelby Downs
Brentwood, TN 37027

SEND TAX BILLS TO:
SAME AS OWNER

MAP-PARCEL:
081-110-56000

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 Walker* and wife, Julie Walker,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth H. Dupree, 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/k/a Eric B. Walker ** a/k/a Julie D. Walker

Tract 1:
Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 131 on the plan of McGavock, Wetmore and others' second addition, called the addition to the town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 131 fronts 25 feet on the easterly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines with the northerly margin of Cockrill Street, 154 feet to an alley.

Tract 2:
Beginning at a point on the easterly side of 12th Avenue N., 25 feet from the northeast corner of the said 12th Avneue N. and Cockrill Street; thence northerly along the easterly margin of 12th Avenue N. 25 feet to a point fronting on said 12th Avenue N. and extending back easterly between parallel lines, the north line of which abutting that parcel conveyed to Jessie Porter and wife, 154 feet to an alley.

Being the same property conveyed to Leslie E. Stratton and wife, Lori Y. Stratton on 10/26/99, by deed from Leslie E. Stratton, filed for record on 10/28/99, in Book 11720,. page 701, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric B. Walker and wife, Julie D. Walker on 03/04/05 by deed from Leslie E. Stratton and wife, Lori Y. Stratton, filed for record on 03/14/05 in Instrument No. 20050314-0028085, Register's Office for Davidson County, Tennessee.

This is improved property known 1600 12th Avenue North, Nashville, TN 37208

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.

Davidson County DEEDWARR
Recvd: 09/07/05 12:09 2 pgs
Fees:13.00 Taxes:233.10
20050907-0107614

Witness my hand this 30 day of August, 2005.

Eric 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 [redacted] Walker and Julie Walker a/k/a Julie D. 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. * a/k/a Eric B. Walker

Witness my hand and official seal at Davidson County, Tennessee this 30 day of August, 2005.

GREGORY D. VARNER 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: