Prepared By / Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
1906

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 $95,000.00

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:
081-070-44200

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:

Being the southerly half of Lot No. 40, on the plan of Williams and Valentino's Subdivision of Lot Nos. 3 and 4 of the Woodard property, of record in Plat Book 2, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot No. 40 fronts 35 feet on the westerly side of 11th Avenue North, formerly Woodars Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same propety conveyed to Eric Walker and wife, Julie Walker on 07/28/04 by deed from Clarence Summey, filed for record on 08/02/04, in Instrument No. 20040802-0092329, Register's Office for Davidson County, Tennessee.

Being the same propety conveyed to Clarence Summey on 09/15/97 by deed from Betty Jo Miniard, filed for record on 09/17/97, in Book 10612, page 313, Register's Office for Davidson County, Tennessee.

This is improved property known 1833 11th Ave. North, 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.

Davidson County DEEDWARR
Recvd: 09/07/05 12:11 2 pgs
Fees:13.00 Taxes:351.50
20050907-0107616

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 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 Davidson County, Tennessee this 30 day of August, 2005.

GEOFFREY D. HOLT 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:
