Davidson County DEEDWARR
Recvd: 09/07/05 12:20 2 pgs
Fees:13.00 Taxes:277.50

20050907-0107625

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
~~05-1913~~
05-1093

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVE IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

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

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kenneth H. Dupree **59 Nickleby Downs** **Brentwood, TN 37027**	**SAME AS OWNER**	**060-130-14500**

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 B. Walker and wife, Julie D. Walker, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY 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:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section Two, First Addition, Trinity Hills Village of record in Book 4460, page 45 and 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 65.0 feet in the southerly margin of Combs Drive and extends back 125.90 feet on the easterly line and 98.5 feet on the westerly line to a dead line in the rear, measuring 47.1 feet thereon.

Being the same property conveyed to The Walker Group, LLC on 11/08/02, by deed from Eric B. Walker, filed for record on 12/19/02, in Instrument No. 20021219-0157126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric B. Walker and wife, Julie D. Walker on 09/30/04, by deed from The Walker Group, LLC, filed for record on 10/05/04, in Instrument No. 20041005-0119710, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known 2746 Combs Drive, 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.

Witness my hand this 30 day of August, 2005.

Eric B. Walker

Julie D. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric B. Walker and wife, 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.

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

NOTARY PUBLIC AT LARGE WILLIAMSON 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: