Davidson County DEEDWARR
Recvd: 09/14/05 12:56 3 pgs
Fees:18.00 Taxes:314.50

20050914-0110612

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-[illegible]

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF September, 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:
081-110-07900

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

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Eric B. Walker and wife, Julie D. Walker on 05/28/04 by deed from Clarence Summey, filed for record on 06/03/04 in Instrument No. 20040603-0065485, Register's Office for Davidson County, Tennessee.

This is improved property known 3317 Hillside Road, 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 9 day of September, 2005.

Eric Walker , a/k/a Eric B. Walker

Julie Walker , a/k/a 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 Walker and wife, 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.

Witness my hand and official seal at Davidson County, Tennessee this 9 day of September, 2005.

GREGORY D. VOLNER 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:

EXHIBIT "A" LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being part of Tract No. 2 on the Plan on the Real Estate of William Phillips, deceased, as of record in Book 57, page 21, Register's Office for said County, and also being known as Tract "C" on a survey of part of the George Olinger Tract prepared by Joseph A Daugherty, Surveyor, on September 19, 1957, and described according thereto as follows: Beginning at a utility power pole on the easterly side of Hillside Road at the northwest corner of Tract "B" conveyed to Charles W Marshall and wife, by George Olinger and wife, of record in Book 2488, page 341, said Register's Office; thence with the northern boundary line of said Marshall property, south 87 deg east 157.6 feet to an iron pin in the western boundary line of the Brintley property; thence with same, north 3 deg east 61.4 feet to the southeast corner of Tract "D" of said Olinger property; thence with same, north 85 deg 54' West 157.6 feet to an iron pin on the easterly side of said Hillside Road; thence with same, south 3 deg west 64.4 feet to the beginning.

Being the same property conveyed to Eric B. Walker and wife, Julie D. Walker on 05/28/04 by deed from Clarence Summey, filed for record on 06/03/04 in Instrument No. 20040606-0065485, Register's Office for Davidson County, Tennessee.