Davidson County DEEDWARR
Recvd: 09/14/05 13:00 2 pgs
Fees:13.00 Taxes:377.40

20050914-0110615

Prepared By + Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-1908

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 $102,000.00

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

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 265 on the Plan of J. M., T.J. and G.W. Harding's Addition to North Nashville, of record in Book 21, Page 80, Register's Office for said County.

Said part of Lot No. 265 fronts 30 feet on the westerly side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines, with the north line of Lot No. 264 on said plan, 210 feet, more or less, to the easterly margin of 21st Avenue North, formerly Estrella Street.

Being the same property conveyed to Eric B. Walker and wife, Julie D. Walker on 02/02/04 by deed from Clarence Summey, Jr., filed for record on 02/12/04 in Instrument No. 20040212-0016970, Register's Office for Davidson County, Tennessee.

This is improved property known 1743 D.B. Todd Jr. Blvd., 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.

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.

* a/k/a Eric B. Walker

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

GREGORY D. VOYLES 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: