Davidson County DEEDWARR
Recvd: 10/06/05 14:48 2 pgs
Fees:13.00 Taxes:351.50

20051006-0120881

Prepared By
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-2382

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, WHICHEVE IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 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:
072-070-24800

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 Bernard Walker and wife, Julie D. 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 Lot No. 49 on the Plan of the Subdivision of Waters Place, of record in Book 332, page 136, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ben P. Adams and wife, Mary Gwen Adams on 03/03/00, by deed from Grand Canyon Properties, LLC, filed for record on 03/08/00, in Instrument No. 20000308-0023833, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Bernard Walker and wife, Julie D. Walker on 09/22/04, by deed from Ben P. Adams and wife, Mary Gwen Adams, filed for record on 09/24/04, in Book 20040924-0115415, Register's Office for Davidson County, Tennessee.

This is improved property known 1643 A.B. Evelyn Avenue, Nashville, TN 37216.

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 27 day of September, 2005.

Eric Bernard 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 Bernard Walker and 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 Nashville, Davidson County, Tennessee this 27 day of September, 2005.

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 24,2007

Commission Expiration:

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:
