Davidson County DEEDWARR
Recvd: 10/10/05 10:29 2 pgs
Fees:13.00 Taxes:355.20
20051010-0121992

Prepared By + Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-1909

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 $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF October, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Kenneth Dupree
59 Nickelby Downs
Brentwood, TN 37027

SEND TAX BILLS TO:
SAME AS OWNER

MAP-PARCEL:
050-110-066.00

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 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: *Unmarried

Land in Davidson County, Tennessee, being lot No. 26 on the Map of Essex Place Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937, as follows:

Beginning on the southerly margin of Crockett Street at the northeast corner of Lot No. 25; thence with the easterlt line of Lot No. 25, a 12 foot alley and Lot No. 21, southwardly 212 feet to the northerly margin of Lot No. 20; thence with the northerly margin of said Lot No. 20, eastwardly 50 feet to the westerly line of Lot No. 27; thence with the line between Lots Nos. 26 and 27, northwardly 212 feet to the southerly margin of Crockett Street; thence with the southerly margin of said street westwardly 50 feet to the beginning.

Being the same property conveyed to Eric Walker and wife, Julie Walker on 11/30/04, by deed from Les Stratton, filed for record on 12/03/04, in Instrument No. 20041203-0144179, Register's Office for Davidson County, Tennessee.

Being the same propety conveyed to Les Stratton on 06/20/02 by agreed order of comprimise and confirming sale of real property from, Ellen Hobbs Lyle Chancellor, filed for record on 07/10/02, in Instrument No. 20020710-0082715, Register's Office for Davidson County, Tennessee.

This property is also known as 916 Crocket Street, 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 5 day of October, 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 Wife, 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 5 day of October, 2005.

Notary Public

Commission Expiration:

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