This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $124,500.00.

Carl H Walker Jr
Affiant

Davidson County DEEDWARR
Recvd: 10/19/05 14:23 2 pgs
Fees:13.00 Taxes:460.65

20051019-0126237

Subscribed and sworn before me this the 7th day of October, 2005.

Notary Public
My commission expires: 11-25-07

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carl H. Walker, Jr 1012 Cahal Avenue Nashville, TN 37206	Homecoming Financial Network, 2101 Rexford Road, Suite 168W Charlotte, NC 28211	72-13-62

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeff L. Baxter, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carl H. Walker, Jr, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Trevecca Subdivision of Renraw, of record in Plat Book 421, page(s) 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEFF BAXTER, UNMARRIED, by deed from KEVIN BAILEY, UNMARRIED, of record as Instrument No. 20040714-0083812, dated June 30, 2004, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1012 Cahal Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7th day of October, 2005.

Jeff L. Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeff L. Baxter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of October, 2005.

My commission expires: 11.2507

Darlene Short
Notary Public

