Davidson County DEEDWARR
Recvd: 12/30/05 09:17 2 pgs
Fees:13.00 Taxes:307.10

20051230-0156607

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217

05-3469

GREGORY 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, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF December, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Myron Rosenboro
3705 & 3707 Ridge Top Drive
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
050-060/034.00

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 B. 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 Myron Rosenboro, 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. 94, on the Plan of Village by the Creek, Section III, Revised of record in Plat Book 5200, page 785, 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 Marvin Cook and Barbara Cook, both unmarried, as joint tenants with rights of survivorship, on 04/01/2003, by deed from Marvin Cook a/k/a Marvin D. Cook or Marvin Dewayne Cook, filed for record on 04/24/2003, in Instrument Number 20030424-0055332, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric B. Walker and wife, Julie D. Walker on 02/28/2005 by deed from Marvin Cook, filed for record on 03/07/2005, in Instrument Number 20050307-0024777, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3705 & 3707 Ridge Top Drive, 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 unemcumbered, 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 21 day of December, 2005.

EBW
JDW

Eric B. 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 B. 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 Davidson County, Tennessee this 21 day of December, 2005.

GREGORY D. VOUGH 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:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2005.

_____
Notary Public

Commission Expiration: