This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027

INFORMATION CONTAINED IN THIS
DEED WAS PROVIDED BY GRANTOR

New Owner is:
John P. Walker
3601 Rainbow Place
Nashville, Tennessee 37204

BOX #14A
G#19507-2

Send Tax Bills To:

"NEW OWNER"

MAP: 118-8
PARCEL: 115

Davidson County DEEDWARR
Recvd: 02/16/06 09:17 2 pgs
Fees:13.00 Taxes:296.00

20060216-0018708

* * * * *

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles P. Flynn and wife, Amy B. Flynn**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **John P. Walker**, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 196 on the Plan of Grandview Heights Subdivision, as of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charles P. Flynn and wife, Amy B. Flynn, from Aaron T. Walker and wife, Robin Walker, by warranty deed dated February 11, 2005, and recorded February 14, 2005, in instrument number 20050214-0016392, Register's Office for Davidson County.
>
> The address of this property is: 2413 Cruzen Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee and except for easements, restrictions, or other limitations which may appear of record.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14 day of February, 2006.

GRANTORS:

Charles Patrick Flynn

Amy B Flynn

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles P. Flynn and wife, Amy B. Flynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of February, 2006.

Cathy M. Redliker
Notary Public

CATHY M. REDLIKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/22/07

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00

Charles Patrick Flynn
Affiant

Subscribed and sworn to before me this 14th day of February, 2006.

Cathy M. Redliker
Notary Public

CATHY M. REDLIKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/22/07

My Commission Expires SEPT. 22, 2007