03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/09/06 13:58 2 pgs
Fees:13.00 Taxes:270.10
20060309-0027695

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $73,000.00

James C. Walker
Affiant

Subscribed and sworn to before me, this 31st day of January, 2006.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

03-0601-33335

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James C. Walker	New Owner	092-06-0-495.00
2520 Booker Street		
Nashville TN 37208		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William S. Looney, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James C. Walker, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 92, on the Plan of Falconer & Ashcrafts Subdivision of Lots 18 and 19, Boyd McNairy Tract, of record in Book 57, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William S. Looney by deed from Blue Ridge Homes of TN, LLC, dated 7-13-05, of record in Instrument No. 20050726-0087003, Register's Office Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2520 Booker Street, Nashville, TN 37208

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 31st day of January, 2006.

William S. Looney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William S. Looney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of January, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09