Davidson County DEEDWARR
Recvd: 03/24/06 14:26 2 pgs
Fees:13.00 Taxes:1217.30

20060324-0034042

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **March, 2006** by and between **Barry A. Walker and wife, Elaine W. Walker** , herein after referred to as GRANTOR, and **Linda M. Shepherd and Jennifer R. Martin** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Longview Manor, Secitons One and Two, as of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This conveyence is subject to the following;

1) All matters appearing on the plan of Longview Manor of record in Book 1424, page 127, Register's Office for said County.

2) Restrictions of record in Book 1781, page 520 and Book 1760, page 25, Register's Office for said County.

Being the same property conveyed to Barry A. Walker and wife, Elaine W. Walker by Warranty Deed from Timothy W. Holmes and wife, Ginger P. Holmes dated September 26, 2003, of record in Instrument No. 20030929-0143469, Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 3528 Pleasant Valley Road, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Barry A. Walker

Barry A. Walker
Signature of Seller

Elaine W. Walker

Elaine W. Walker
Signature of Seller

By Barry A. Walker A.I.F

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Barry A. Walker**, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand and official seal at office in **Davidson** County, this **22nd** day of **March, 2006.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **22nd** day of **March, 2006** before me personally appeared Barry A. Walker, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elaine W. Walker, and acknowledged that he/she executed the same as the free act and deed of said Elaine W. Walker.

Witness my hand, at office, this **22nd** day of **March, 2006.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Linda M. Shepherd and Jennifer R. Martin
3528 Pleasant Valley Road, Nashville, TN 37204

Send Tax Statements to:
SAME
,

Map and Parcel--118.14-0-134.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$329,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **March, 2006.**

Notary Public

My Commission Expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-158