Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/27/06 14:28 2 pgs
Fees:13.00 Taxes:229.40
20060327-0034732

W & I Ref:(_____) Title No: 46991
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael J. Backes 1216 Stockell St. Nashville, Tennessee 37207	Capital Bank & Trust Company 2200 Abbott Martin Road Suite 201 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 07115035600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$62,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nadine D. Walker, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Backes** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 86 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 50 feet on the westerly side of Stockell Street, and runs back between parallel lines 174 feet, more or less, to an alley.

Being the same property conveyed to Nadine D. Walker, unmarried by deed from Clara T. Widner and Dorothy Ann Sensing Jackson, both unmarried persons of record in Book, page 279 Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; all matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 40, said Register's Office.

This is improved property, known as: 1216 Stockell, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2006.

Nadine D. Walker

State of TENNESSEE
County of DAVIDSON

On this 24th day of March, 2006, before me the undersigned authority, personally appeared Nadine D. Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $62,000.00

Affiant

Sworn and subscribed before me this the 24th day of March, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public