Davidson County DEEDWARR
Recvd: 05/18/06 09:34 2 pgs
Fees:13.00 Taxes:654.53

20060518-0058253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

06-3748

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,900.00

Delores J. Ridiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2006.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 3/15/2010

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beryl E. Walker		83-8
(NAME)	(NAME) New Owner	144
601 Rosebank Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Delores J. Ridiner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beryl E. Walker, unmarried, William Walker and wife, Jeanine Walker, joint tenants with rights of survivorship,
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. 24 on the Map of Rosewood Heights, Section 1, of record in Book 2133, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 92 feet on the southerly side of Rosebank Avenue and runs back between lines 180 feet on the westerly side and 205.3 feet on the easterly side to a dead line in the rear which measure 96.7 feet.

Being the same property conveyed to Delores J. Ridiner partly by deed of record in Instrument No. 20040206-0014861, and partly by deed of record in Instrument No. 20050610-0066707, Register's Office for Davidson County, Tennessee.

Cary Ridiner, spouse of the said Grantor, joins in this instrument for the purpose of conveying any interest he may have in the said property.

This is improved property known as 601 Rosebank Avenue, Nashville, TN 37206

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 unencumbered, 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 their hand s this 15th day of May, 2006.

Delores J. Ridiner
Delores J. Ridiner

Cary Ridiner
Cary Ridiner

06-3748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Delores J. Binkley the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 15th day of May, 2006.

My commission expires 3/15/2010

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Delores J. Ridiner and Cary Ridiner

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of May, 2006.

My commission expires 3/15/2010

_____
Notary Public Janis L. Duree