WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 08:55 2 pgs
Fees:13.00 Taxes:795.50
20060601-0064157

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of May, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dell Walker	SAME	091-16-0-257.00
211 54th Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ricky L. Ivey and wife, Linda K. Ivey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dell Walker and Alice Walker, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 201 and 203 of Block 10 on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lots Nos.201 and 203 front together 100 feet on the northerly side of Dakota, formerly 4th Avenue and run back between parallel lines with the westerly margin of 43rd Avenue, North, formerly Second Street, 150 feet to an alley.

Being the same property conveyed to Ricky L. Ivey and wife, Linda K. Ivey, by deed from Denzil W. Johnson, Jr. and wife, Margie Ruth Johnson, on January 3, 1995, of record in Book 9563, page 236, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 091-16-0-257.00.
- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **4300 Dakota Ave., Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 30, 2006.

Ricky L. Ivey

Linda K. Ivey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ricky L. Ivey and wife, Linda K. Ivey** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 30, 2006

My commission expires 9-22-07

Notary Public

