Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 11/03/06 13:31 2 pgs
Fees:13.00 Taxes:443.63
20061103-0137024

Warranty Deed

Address of New Owners: Torian C. Walker
1021 Pennock Avenue
Nashville TN 37207

Mortgagee/Send Tax Bills to:
CTX Mortgage Company
P.O. Box 199114
Dallas, TX 75219-9114

Map & Parcel
82-3-314

**********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

Melinda O. Wilkes, unmarried

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Torian C. Walker & Jacques Walker, both unmarried, as joint tenants with rights of survivorship, with the remainder to the survivor in fee, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the First Civil District of Davidson County, Tennessee, being the northerly 35 feet of Lot No. 19 and the southerly 15 feet of Lot No. 18 in the George W. Stainback's corrected plan of Lots (in the Lucy H. Lindsley tract of land) as of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 19 and 18 front together 50 feet on the east side of Pennock Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Melinda O. Wilkes, unmarried by Deed dated January 13, 2006, of record in Instrument No. 20060117-0005963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 1021 Pennock Avenue, Nashville TN 37207.

TO HAVE AND TO HOLD the said tract of 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 OUR HANDS THIS 1ST DAY OF NOVEMBER, 2006.

Melinda O. Wilkes

Melinda O. Wilkes

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, MELINDA O. WILKES, UNMARRIED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 1ST DAY OF NOVEMBER, 2006.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2006.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07