Davidson County DEEDWARR
Recvd: 03/01/07 08:43 2 pgs
Fees:13.00 Taxes:162.80
20070301-0025075

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron Walker, et ux 6318 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 248

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHNNY H. WALKER and wife, LUCY R. WALKER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto AARON WALKER and wife, ROBIN MARIE WALKER, hereinafter referred to as 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. 11 on the Plan of Glaser Properties, Section 2, of record in Book 4955, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Johnny H. Walker and wife, Lucy R. Walker, by deed from Aaron Walker and wife, Robin Marie Walker, of record in Book 9783, page 136, Register's office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 227 McMahon Road, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 4955, page 114 and Book 6200, page 835, said Register's Office.

3. Subject to all rights and obligations arising out of common ownership of the private road known as McMahon Road, pursuant to agreement between Charles V. Glaser, et ux, and William D. Patton, et al, of record in Book 6056, page 969, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JOHNNY H. WALKER

LUCY R. WALKER

"GRANTEES"

AARON WALKER

ROBIN MARIE WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNY H. WALKER and wife, LUCY R. WALKER, and AARON WALKER and wife, ROBIN MARIE WALKER, 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, at office, this the 6 day of October, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $44,000.00.

Affiant

Sworn to and subscribed before me, this the 6 day of October, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009