THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 05/09/07 15:16 4 pgs
Fees:23.00 Taxes:1554.00
20070509-0055926

File No. 20508-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Walton Timothy Walker 1700 Eastland Avenue Nashville, TN 37206	New Owner	Map 072-03 Parcel 257

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, I.C. WADDEY, JR. AND ANN McREDMOND WADDEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WALTON TIMOTHY WALKER, and unmarried man, as to an undivided 50% interest, and RONALD GASH, an unmarried man, as to an undivided 50% interest, said interests as they relate to each other being held as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 5 and easterly part of Lot No. 4 of Block "A" on the Plan of Inglewood Golf Club Subdivision, of record in Book 843, Page 65, Register's Office for Davidson County, Tennessee, and being more particularly described according to a Boundary Survey dated April 20, 2007 prepared by Murray Wall & Company, P.C., as follows:

Beginning on the southerly margin of Golf Street at a corner common to Lots 5 and 6 of Block "A" on the Plan of Inglewood Golf Club Subdivision, of record in Book 843, Page 65, said Register's Office; thence with the line between the said Lots 5 and 6, South 32° 23' 04" East a distance of 163.45 feet to a pipe (old); thence, South 49° 07' 05" West a distance of 60.40 feet to a pipe (old); thence, South 48° 45' 08" West a distance of 8.98 feet to a pipe (old); thence, North 44° 03' 51" West a distance of 156.38 feet to a pipe (old) in the southern margin of Golf Street; thence, along Golf Street North 46° 00' 00" East a distance of 102.37 feet to the point of beginning, containing 0.312 acres, more or less.

The above description was derived from a Boundary Survey dated April 20, 2007 prepared by Murray Wall & Company, P.C., W. Murray Wall, Tennessee R.L.S. No. 1623, 1923 Green Hills Blvd., Franklin, TN 37067, File No. 201307.

BEING the same property conveyed to I.C. Waddey, Jr. and wife, Ann McRedmond Waddey by deed from June A. Caudle, Executrix of the Estate of Harold C. Caudle, of record in Book 8813, Page 425, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 3510 Golf Street, Nashville, Tennessee 37216.

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their heirs, and assigns, 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.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1st day of May 2007.

I.C. Waddey, Jr. (and)

Ann McRedmond Waddey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I.C. Waddey and Ann McRedmond Waddey, the bargainors, 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 Nashville, Tennessee, this 1st day of May 2007.

JOHN T. CODY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me this 1st day of May 2007.

Notary Public

My commission expires 3/22/09

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee. Map 072-03, Parcel 257

(b) Matters shown on the Plan of record in Book 843, Page 65, Register's Office for Davidson County, Tennessee.

(c) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4868, Page 664, said Register's Office.

(d) Matters shown on the Boundary Survey of 3510 Golf Street, Nashville, Davidson County, Tennessee, by Murray Wall & Company, P.C. W. Murray Wall, R.L.S. #1623, dated April 20, 2007, as File Number 201307.