Davidson County DEEDWARR
Recvd: 08/14/07 12:25 2 pgs
Fees:13.00 Taxes:551.30
20070814-0097091

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of August, 2007.

Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration:
5-2-11

ADDRESS OF NEW OWNER:
Daniel B. Oldham
4024 Longfellow Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Daniel B. Oldham
4024 Longfellow Drive
Nashville, TN 37214

MAP-PARCEL:
062020B03500CO

WARRANTY DEED

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,

Kenneth O. Walker and wife, Daresa G. Walker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel B. Oldham, married

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 all of Lot No. 119 on the plan of Abbington Park, Phase One- Section One, as shown on survey and plat of same appearing of record as Instrument No. 20030328-0041019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth O. Walker, married, on 11/14/2003, by deed from Beazer Homes Corporation d/b/a Phillips Builders, filed for record on 11/19/2003, in Instrument Number 20031119-0168788, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4024 Longfellow Drive Nashville, TN 37214**

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 my hand this 7th day of August, 2007.

Kenneth O. Walker

Daresa G. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth O. Walker and wife, Daresa G. Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2007.

Tracey Perry
Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration:
5-2-11