This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007060028

Davidson County DEEDWARR
Recvd: 09/27/07 14:35 2 pgs
Fees:13.00 Taxes:488.40
20070927-0115518

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $132,000.00

Sworn to and subscribed before me this 21st day of September, 2007.

Affiant

Notary Public

JOY NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

Address of New Owner:

Charles Walker
507 Garfield Street
Nashville, TN 37208

Send Tax Bills to:

Charles Walker
429 Southwood Drive
Nashville, TN 37217

Map-Parcel Numbers:

81-8-505.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ernest Jackson Sr.** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Walker** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lots No. 137 and 139 on the North Nashville Realty Company's Subdivision of record in Book 21, Page 105, Register's Office for Davidson County. Said part of said lots fronts 54 feet 7 inches on the South side of Foster Street and runs back between lines, 100 feet and along the west margin of an alley, Lot No. 141, on which it measures 53.7 feet.

Being the same property conveyed to Odie L. Johnson and Ernest Jackson, Sr. by Warranty Deed from Nashville Homestead Corp., recorded on the 17th day of April, 2000 in Instrument No. 200004170038339. Odie L. Johnson having since died leaving Ernest Jackson Sr., Thelma Jackson, Oliver Jackson and Mary Owens as her devisees under the Last Will and Testament of Odie Lee Johnson, No. 07P-247, Seventh Circuit Court for Davidson County, Tennessee, and of record in Instrument No 20070927-0115517 , Register's Office of Davidson

County, Tennessee. Thelma Jackson and Oliver Jackson conveyed their interest by Quitclaim Deed to Ernest L. Jackson, Sr. of record in Instrument No. 20070227-0023980 and Mary Owens conveyed her interest by Quitclaim Deed to Ernest L. Jackson, Sr. of record in Instrument No. 20070227-0023981, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor X Grantee.

Subject property is not now nor has it ever been the principal residence of the grantor, grantor's wife or grantor's minor children.

This is improved property known as **507 Garfield Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of September, 2007

Ernest Jackson Sr.

STATE OF ~~Tennessee~~ Virginia

COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Ernest Jackson Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2007.

Notary Public

PATRICIA A. LEE
Notary Public
Commonwealth of Virginia
7116013
My Commission Expires Jun 30, 2011

PATRICIA A. LEE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
COMMISSION # 7116013
MY COMMISSION EXPIRES 06-30-2011