Return to:

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070474

Davidson County DEEDWARR
Recvd: 10/08/07 09:57 2 pgs
Fees:13.00 Taxes:392.20

20071008-0119560

Send Tax Bills To:
NEW OWNER

New Owner is:
Robert Foriest
6354 Columbia Ave
Nashville, TN 37209

MAP & PARCEL: 091-13-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jacqueline Renee Walker, a/k/a Jacqueline R. Carter unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert Foriest, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **6354 Columbia Ave, Nashville, TN 37209**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 of Block "E" on the Map of Crolywood Subdivision, Section II, as of record in Book 1130, page 100, Register's Office.

Said Lot No. 45 fronts 60 feet on the northerly side of Columbia Avenue, and runs back between parallel lines, 150 to a dead line.

Being the same property conveyed to George Edmond Walker, Sr. and wife, Jacqueline Renee Walker, by Warranty Deed from Peggy Jean Kinslow, dated 5-2-94 and recorded 5-9-94 in Book 9338, page 647, Register's Office for Davidson County, Tennessee.

George Edmond Walker, Sr., having since died on August 10, 2000, leaving Jacqueline Renee Walker as his surviving spouse, Jacqueline Renee Walker a/k/a Jacqueline R. Carter .

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JRC

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of September, 2007.

GRANTOR(S):

Jacqueline Renee Walker

JACQUELINE R. CARTER
AKA Jacqueline Carter

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jacqueline Renee Walker, a/k/a Jacqueline R. Carter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of September, 2007.

PEGGY S. HILL
STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Peggy S. Hill

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$106,000.00**.

Brenda Wilson

AFFIANT

SWORN TO and subscribed before me this 21st day of September, 2007.

PEGGY S. HILL
STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Peggy S. Hill

NOTARY PUBLIC
My commission expires: 07-25-09