This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080047

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Greg Walker
5825 Fredericksburg Dr
Nashville TN 37215

New Owner is:

Don G. Walker
715 29th Avenue North
Nashville, TN 37209

MAP: 092-06-0
PARCEL: 331.00

Davidson County DEEDWARR
Recvd: 02/27/08 12:56 2 pgs
Fees:13.00 Taxes:360.75
20080227-0019291

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, **Bruce T. Bodor, Trustee of The Twenty Ninth Ave North Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Don G. Walker and wife, Cynthia H. Walker**, 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:

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

Being Lot No. 51 on the Plan of L.C.Thuss' Subdivision of Part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee.
Said Lot No. 51 fronts 40 feet on the westerly side of 29th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mid-State Brokerage, Inc., trustee for The Twenty Ninth Ave North Trust, by Quitclaim Deed from Edward W. Linder, married, dated 9-14-06 and recorded 10-12-06 in Instrument No. 20061012-0126693, Register's Office for Davidson County, Tennessee.

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.

Improved property known as: **715 29th Avenue North, Nashville, TN 37209**

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 the 21st day of Feb., 2008.

GRANTOR(S): **THE TWENTY NINTH AVENUE NORTH TRUST**

BRUCE T. BODOR, TRUSTEE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **BRUCE T. BODOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged **by Bruce T. Bodor, Trustee of the Twenty Ninth Avenue North Trust** that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 21st day of February 2008.

NOTARY PUBLIC

My Commission Expires: 07-25-09

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$97,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 21st day of Feb, 2008.

NOTARY PUBLIC

My commission expires: 07-25-09

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