Davidson County DEEDWARR
Recvd: 02/29/08 11:31 3 pgs
Fees:17.00 Taxes:0.00

20080229-0020129

This instrument prepared by:
Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Jeannette and Michael Walker	Jeannette and Michael Walker	Map/Parcel:
2306 Cisco Street	2306 Cisco Street	105-14-0187-00
Nashville, Tennessee 37204	Nashville, Tennessee 37204	

36 - 7495126

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jeannette Walker, formerly known as Jeannette Frazier, who acquired title incorrectly as Jeanette Walker, formerly known as Jeanette Frazier, and Michael A. Walker, wife and husband** has this day bargained and sold, and does hereby transfer and convey unto the said **Jeannette Walker and Michael A. Walker, wife and husband**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Jeanette Walker, also known as Jeanette Frazier, and Michael A. Walker, wife and husband by Deed from Jeanette Walker _____ of record in ~~Book~~ Instrument 20080229-0020129, ~~Page~~ _____, said Register's Office.

The express purpose of this conveyance is to Correct Name.

This is unimproved ( ) property known as 2306 Cisco Street, Nashville, Tennessee 37204
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 21ST day of FEBRUARY, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeannette Walker f/k/a Michael a Walker

Jeannette Walker, f/k/a Jeannette Frazier — Michael A. Walker

Jeannette Frazier

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) ss

Personally appeared before me, ALVIN JOHNSON, a Notary Public in and for said County and State, **Jeannette Walker, f/k/a Jeannette Frazier and Michael A. Walker** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at 2306 CISCO ST, NASHVILLE, TN this 21ST day of FEBRUARY, A.D., 2008.

NOTARY STAMP/SEAL

ALVIN JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

Notary Commission Expires: SEPT 19, 2009

AFFIDAVIT OF VALUE

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Subscribed and sworn to before me this the 21ST day of FEBRUARY, 2008.

(Affix Seal)

Michael a Walker — Jeannette Walker f/k/a Jeannette Frazier

Affiant

Notary Public

My Commission Expires: SEPT. 19, 2009

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE MAP OF DAVID LIPSCOMB SUBDIVISION OF RECORD IN BOOK 547, PAGE 145, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MAP REGERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 105-14-187; SOURCE OF TITLE IS DOCUMENT NO. 20030610-0079917 (RECORDED 06/10/03)