WARRANTY DEED

WALKER-H08036

STATE OF Tennessee

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF March, 2008.

Notary Public

(Affix Seal)

My Commission Expires: 8/23/11

TAMMY STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE & ESCROW, INC.
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joshua L. Walker and Emily G. Walker, husband and wife	Same	119.04-0-142.00
319 Bowwood Drive		
Nashville, TN 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM K. NELMS, III, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOSHUA L. WALKER AND EMILY G. WALKER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 160 on the Plan of Glencliff Estates, Section Three, as of record in Plat Book 1424, page 1, Register's Office for said county.

Said Lot No. 160 fronts 100 feet on the northerly side of Bowwood Drive and runs back between lines, 307.4 feet on the easterly line and 298.2 feet on the westerly line, to a dead line, measuring 107.9 feet thereon.

Being the same property conveyed to William K. Nelms, III, a single person by Deed from James H. Moore, a single person, of record on April 22, 2002, in record Instrument 20020422-0049654, said Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 319 Bowwood Drive, Nashville, Tennessee 37217 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 21st day of March, 2008 :

William K. Nelms, III (TMay)

William K. Nelms, III

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named WILLIAM K. NELMS, III, A SINGLE PERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 21st day of March, 2008.

Notary Public

My Commission Expires: 10/00/09

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 03/24/08 08:23 2 pgs
Fees:13.00 Taxes:490.25
20080324-0028490

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY