FILE NO. SP45740
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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/08 12:01 2 pgs
Fees:13.00 Taxes:462.50
20080602-0055740

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of May, 20 08

Notary Public
My Commission expires: 7/24/2010
(Affix Seal)

NOTARY PUBLIC AT LARGE ALAN L. STATON DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Talley	**SAME AS NEW OWNER**	133-02-0-200.00
P. O. Box 120722		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Talley and wife, Janice Talley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Gammel's Subdivision of part of D.C. Buell's tract located at the northeast corner of Antioch Pike and Avenel Avenue, according to plan of record in Book 2083, page 73, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 4 begins at a point in the northerly margin of Old Antioch Pike at the common corners of Lots 3 and 4; thence in a northerly direction on the line between said Lots 169.5 feet to a point; thence in a westerly direction along the line dividing Lots Nos 4 and 5 a distance of 68.8 feet to a point in the easterly margin of Avenel Avenue 144.6 feet to a point at the beginning of a curve; thence in a southeasterly direction around said curve to a point in the northerly margin of Old Antioch Pike a distance of 39.6 feet; thence in an easterly direction along the northerly margin of Old Antioch Pike 43.4 feet to the point of beginning.

Being the same property conveyed to Charles E. Walker, by deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., on November 5, 2007, of record in Instrument Number 200711080131892, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-02-0-200.00.
- Subject to all matters as shown on the Plan of record in Book 2083, page 73, Register's Office Davidson County, Tennessee.

This is improved property known as: **186 Antioch Pike, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 30, 2008.

Charles E. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 30, 2008

My commission expires 8/10/10

Notary Public

