BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/08 13:24 2 pgs
Fees:13.00 Taxes:136.90
20080710-0071015

State of Tennessee)
County of Davidson)

G#21464-2

The actual consideration or value, whichever is greater, for this transfer is **$37,000.00.**

Desmond Taylor
Affiant

Subscribed and sworn to before me, this the 9th day of July, 2008.

Jennifer L. Johnson
Notary Public

My commission expires: 3/7/2011
(AFFIX SEAL)

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DESMOND TAYLOR	**"NEW OWNER"**	**Map 071-16-0 Parcel 229.00**
5108 Lana Renee Court		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

WALTER E. WALLS, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DESMOND TAYLOR, married

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the southerly 22 feet of Lot No. 183 and the northerly 20.5 feet of Lot No. 184 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

SAID parts of Lot Nos. 183 and 184 front together 42.5 feet on the westerly side of North 7th Street and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Thomas G. Walls, Sr., by Warranty Deed dated May 19, 1962, from Walter E. Walls and wife, Mildred Christine Walls, of record in Book 3377, Page 271, Register's Office for Davidson County, Tennessee. And further being part of the same property conveyed to Walter E. Walls by Quitclaim Deed dated December 7, 1970, from Herman Green, Trustee, of record in Book 4465, Page 295, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is IMPROVED investment property, known as: **1218 North 7th Street, Nashville, TN 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hand this **9th** day of **July, 2008.**

Walter E. Walls

WALTER E. WALLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WALTER E. WALLS,** the bargainor, 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 Nashville, Tennessee, this **9th** day of **July, 2008.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/7/2011