Davidson County DEEDQC
Recvd: 10/28/08 11:05 3 pgs
Fees:17.00 Taxes:0.00
20081028-0107441

QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Carey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21st DAY OF OCT, 2008

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02138 NELSON923

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Carl H. Walker, Jr.	Same	See exhibits
P.O. Box 68311		
Nashville, TN 37206		

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

DUANE EARL NELSON, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CARL H. WALKER JR., MARRIED

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

SEE TRACT 1
This is improved property known as 923 Cahal Avenue, Nashville, TN 37206

SEE TRACT 2
This is improved property known as 925 Cahal Avenue, Nashville, TN 37206

SEE TRACT 3
This is improved property known as 934 Cahal Avenue, Nashville, TN 37206

SEE TRACT 4
This is improved property known as 1012 Cahal Avenue, Nashville, TN 37206

SEE TRACT 5
This is improved property known as 1027 McClurkin, Nashville, TN 37206

Witness my hand on this 18th day of June, 2007

Duane Earl Nelson
Duane Earl Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Duane Earl Nelson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Duane Earl Nelson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of June, 2007

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

TRACT 1- LEGAL DESCRIPTION

PARCEL ID: 72-9-344.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 106, ON THE PLAN OF IRVINGTON, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 60, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL H. WALKER, JR., MARRIED BY WARRANTY DEED FROM JEFF L. BAXTER, UNMARRIED, RECORDED ON THE 10TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060510-0054871, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

THIS PROPERTY REPRESENTS INVESTMENT PROPERTY FOR THE GRANTOR AND HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR

TRACT 2- LEGAL DESCRIPTION

PARCEL ID: 72-9-343.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105, ON THE PLAN OF IRVINGTON, AS SHOWN ON PLAT OF RECORD IN PLAT 843, PAGE 60, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 105 FRONTS 60 FEET ON THE NORTHERLY SIDE OF WEST CAHAL AVENUE, AND RUNS BACK BETWEEN LINES, 165.58 FEET ON THE WESTERLY LINE AND 165.83 FEET ON THE EASTERLY LINE, TO A DEAD LINE ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO CARL H. WALKER, JR., MARRIED BY WARRANTY DEED FROM JEFF L. BAXTER, AN UNMARRIED MAN, RECORDED ON THE 27TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061227-0159567, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

THIS PROPERTY REPRESENTS INVESTMENT PROPERTY FOR THE GRANTOR AND HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR

TRACT 3- LEGAL DESCRIPTION

PARCEL ID: 72-13-24.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62, ON THE PLAN OF TREVECCA SUBDIVISION OF RENRAW, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGES 72 AND 73, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL H. WALKER, JR., MARRIED BY WARRANTY DEED FROM JEFF L. BAXTER, UNMARRIED, RECORDED ON THE 10TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060510-0054873, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

THIS PROPERTY REPRESENTS INVESTMENT PROPERTY FOR THE GRANTOR AND HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR

TRACT 4- LEGAL DESCRIPTION

PARCEL ID: 72-13-62.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 54, AS SHOWN ON THE MAP ENTITLED TREVECCA SUBDIVISION OF RENRAW, OF RECORD IN PLAT BOOK 421, PAGE(S) 72 AND 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL H. WALKER, JR., MARRIED BY WARRANTY DEED FROM JEFF L. BAXTER, UNMARRIED, RECORDED ON THE 19TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051019-0126237, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

THIS PROPERTY REPRESENTS INVESTMENT PROPERTY FOR THE GRANTOR AND HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR

TRACT 5- LEGAL DESCRIPTION

PARCEL ID: 72-13-69.00

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY 50 FEET OF LOT NO. 96 ON THE PLAT OF TREVECCA SUBDIVISION OF RENRAW, AS OF RECORD IN BOOK 421, PAGES 72 AND 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF

LOT NO. 96 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MCCLURKAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF TREVECCA AVENUE, 155 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CARL H. WALKER, JR., MARRIED BY WARRANTY DEED FROM JEFF L. BAXTER, UNMARRIED, RECORDED ON THE 12TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051012-0123096, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

THIS PROPERTY REPRESENTS INVESTMENT PROPERTY FOR THE GRANTOR AND HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR

THIS INFORMATION WAS PROVIDED BY THE GRANTOR AND THE GRANTEE

TRACTS 1-5 BEING THE SAME PROPERTY CONVEYED FROM CARL H. WALKER JR, TO CARL H. WALKER JR, AND DUANE EARL NELSON BY QUITCLAIM DEED, RECORDED ON 06/25/2007 IN INSTRUMENT NO. 20070625-0075151, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY TENNESSEE