BILL GARRETT, Davidson County
Trans:T20090025078 DEEDWARR
Recvd: 04/16/09 09:01 2 pgs
Fees:13.00 Taxes:494.99
20090416-0034469

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $133,780.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2009.

Notary Public
My commission expires: MAR 20 2010

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

03-0904-35908

Address of New Owner:	Send Tax Bills to:	Tax Information
Damon L. Schoepke 88 Twin Street Nashville TN 37209	New owner	91-13-0-128

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Page Walker and wife, Jean L. Walker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Damon L. Schoepke and Jamie Palogallo, hereinafter called the Grantees, their successors 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 Lot No. 143 on the Plan of West Nashville Heights, of record in Book 332, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY ESCLUDED FROM THIS CONVEYANCE is that portion of the property that was conveyed out by deed of record in Instrument No. 20011114-0124863, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Page Walker and wife, Jean L. Walker, by deed from D.W. DeMoss, Jr. and wife, Euvala Mai DeMoss, dated June 25, 1987, recorded June 25, 1987, of record in Book 7281, Page 909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 88 Twin Street, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of April, 2009.

John Page Walker

Jean L. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Page Walker and Jean L. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of April, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

