BILL GARRETT, Davidson County
Trans:T20090029509 DEEDWARR
Recvd: 05/05/09 08:24 2 pgs
Fees:13.00 Taxes:131.35
20090505-0040811

WARRANTY 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 $35,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF MAY, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03109 WALKER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Omar Y. Walker and Sharon D. Walker	SAME	59-9.00
4559 Clarksville Pike		
Nashville, TN 37210		

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, WE,

RICHARD ANDERSON AND FRANKIE TURNER JR.

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

OMAR Y. WALKER, AND WIFE, SHARON D. WALKER

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 EXHIBIT "A"

This is unimproved property known as 4559 Clarksville Pike, Nashville, TN 37210

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 1st day of May, 2009.

Richard Anderson

Frankie Turner Jr.

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, RICHARD ANDERSON AND FRANKIE TURNER JR., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of May, 2009.

Notary Public_____

My Commission Expires:_____

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

EXHIBIT A - LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING LOT NO. 3, BLOCK C, ON THE MAP OF PART ONE, HOMELAND HEIGHTS, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY BY BLANCHARD AND PARRISH, ENGINEERS, AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF TENNESSEE HIGHWAY NO. 112, AT THE COMMON CORNER OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTWARDLY 412.4 FEET TO A POINT; THENCE NORTHWARDLY 95.2 FEET TO THE COMMON CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 416.5 FEET TO THE WESTERLY MARGIN OF SAID HIGHWAY; THENCE WITH THE MARGIN OF SAME, SOUTHWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD ANDERSON AND FRANKIE TURNER, JR. BY WARRANTY DEED FROM PRIMECO PROPERTIES, LLC, RECORDED ON THE 27TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080227-0019144, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), 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.