BILL GARRETT, Davidson County
Trans:T20100002000 DEEDQC
Recvd: 01/11/10 14:09 2 pgs
Fees:12.00 Taxes:0.00
20100111-0002549

MAP 147-16
Parcel#076.00

ADDRESS NEW OWNER AS FOLLOWS:

PHYLLIS L. WALKER
396 MELPAR DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:

SAME AS BEFORE

This Instrument Prepared By:

Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION OF THE SUM OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, PHYLLIS L. WALKER, by these present do hereby quitclaim and convey unto DONALD LEE WALKER and wife, CYNTHIA JANE WALKER, their successors and assigns, an additional one-fourth (1/4) undivided interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 357 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 357 fronts 61.1 feet on the north side of Kelpar Drive and runs back 194.1 feet on the east line and 211.7 feet on the west line, which is a broken line, to a deadline on which it measures 47 feet.

Being the same property conveyed to Ernest Wilbur Walker and wife, Phyllis L. Walker, by deed from Melpar Homes, Inc., of record in Book 2699, page 363, Register's Office for Davidson County, Tennessee. The said Ernest Wilbur Walker having since died.

This conveyance is subject to plan and easements of record in Book 2598, page 491, said Register's Office.

This is improved property known as 396 Melpar Drive, Nashville, Tennessee 37211.

Subsequent to this conveyance, the said Donald Lee Walker and wife, Cynthia Jane Walker, shall own a one-half (½) undivided interest in the subject property.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0- . Subscribed and sworn to before me, this the 5th day of JANUARY, 2010.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 11-04-13

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 5TH day of JANUARY, 2010.

PHYLLIS L. WALKER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 5TH day of JANUARY, 2010, before me personally appeared PHYLLIS L. WALKER, the Bargainor, to me known or proved to me on the basis of satisfactory evidence; and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5TH day of JANUARY, 2010.

NOTARY PUBLIC

My commission expires: 11-04-13

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN