STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 15th DAY OF March, 2010.

Notary Public
MY COMMISSION EXPIRES: 7-2-10
File No. G10-0234D

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20100017160 DEEDWARR
Recvd: 03/24/10 10:50 2 pgs
Fees:13.00 Taxes:310.80
20100324-0021982

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
LaToya Walker, unmarried (NAME)	New Owner (NAME)	50-11-13
3301 Leondale Terrace (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Opal Axley, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LaToya Walker, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 650 on the plan of PARKWOOD ESTATES, SECTION 4, as shown by plat of record in Plat Book 3300, Page 79-80, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point on the easterly margin of Moorewood Drive at the common front corner of Lots Nos. 650 and 651; thence with the line between said lots in an easterly direction 140.0 feet to the corner of Lot No. 649; thence with the line between Lots Nos. 649 and 650 in a southerly direction 122.7 feet to the northerly margin of Leondale Terrace; thence with the northerly margin of Leondale Terrace as measured around a slight curve in a westerly direction, 98 feet to a concrete monument set in the beginning of a curve; thence with said curve in a northwesterly direction 39.27 feet to a concrete monument set in the easterly margin of Moorewood Drive; thence with the margin of said Moorewood Drive, northerly 91.5 feet to the point of beginning.

BEING the same property conveyed to Opal Axley, a widow from Charles D. Wright and wife Mary Wright, by Deed dated October 11, 1966, in Book 4067, Page 438, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Opal Axley is signed by her duly appointed Attorney-in-fact Gail Reece, pursuant to the Power of Attorney recorded as Instrument #20100324-0021981, said Register's Office.

This is improved property, known as 3301 Leondale Terrace, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 15th day of March, 2010.

OPAL AXLEY

By: Opal Axley by Gail Reece attorney-in-fact
Gail Reece, Attorney-in-Fact

March 15, 2010
Date

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 , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2010.

My Commission Expires:_____

_____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gail Reece, Attorney-in-Fact for Opal Axley, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of March, 2010.

My Commission Expires: 9/10/12

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212