BILL GARRETT, Davidson County
Trans:T20100053260 DEEDWARR
Recvd: 08/26/10 14:14 3 pgs
Fees:17.00 Taxes:0.00
20100826-0067673

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owner:

Julie Wilson Walker
1029 Chancery Lane
Nashville, Tennessee 37215

Send Tax Bills to:

SAME

Map-Parcel Numbers:

Map 130 14 0
Parcel 048.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between D. Breck Walker, hereinafter called the Grantor, and the Grantor's spouse, Julie Wilson Walker, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Julie Wilson Walker, the Grantor, D. Breck Walker, has bargained and sold, and by these presents does transfer and convey unto Julie Wilson Walker, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of August, 2010.

Breck Walker

D. Breck Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. Breck Walker, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 16th day of August, 2010.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Plan of Chancery South, of record in Book 5200, page 452, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to D. Breck Walker and wife, Julie Wilson Walker by Deed from George S. Scoville, Jr. and wife, Nancy E. Scoville, of record in Book 10465, Page 600, Register's Office for Davidson County, Tennessee.

This is improved property known as 1029 Chancery Lane, Nashville, Tennessee 37215.

BW