BILL GARRETT, Davidson County
Trans:T20100079607 DEEDWARR
Recvd: 12/17/10 14:27 6 pgs
Fees:33.00 Taxes:49.95
20101217-0100642

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $13,500.00 Affiant Subscribed and sworn to before me, this the 14th day of December, 2010. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Be A Helping Hand Foundation	New Owner	Map: 81-15
827 WEST MCKENNIE AVENUE ~~1701 Underwood Street~~		Parcel: 298
Nashville, TN ~~37208~~ 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE HEIRS AT LAW OF LEONARD T. WALKER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BE A HELPING HAND FOUNDATION, A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Manlove Heirs, of record in Plat Book 21, page 129, 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 Leonard T. Walker by Trustee's Deed dated August 28, 1987 from John J. Nanni, Trustee, of record in Book 7340, page 103, Register's Office for Davidson County, Tennessee. The said Leonard T. Walker having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1701 Underwood Street, Nashville, TN 37208.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of November, 2010.

THE HEIRS AT LAW OF LEONARD T. WALKER

Darlene Marie Davis

Darrell Davis Walker

Dyron Ladell Walker

Darlene Marie Davis as Administrator of the Estate
Leonard Thomas Walker, on Behalf of Zoe L. Walker

STATE OF GA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Darlene Marie Davis, individually and on behalf of Zoe L. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4 day of November, 2010.

Notary Public

LYNNE M GORMLEY
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires Feb. 10, 2014

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Darrell Davis Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of November, 2010.

Notary Public

My Commission Expires: _____

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4TH day of November, 2010.

THE HEIRS AT LAW OF LEONARD T. WALKER

Darlene Marie Davis

Darrell Davis Walker

Dyron Ladell Walker

Darlene Marie Davis as Administrator of the Estate
Leonard Thomas Walker, on Behalf of Zoe L. Walker

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Darlene Marie Davis, individually and on behalf of Zoe L. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of November, 2010.

Notary Public

My Commission Expires: _____

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Darrell Davis Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4TH day of November, 2010.

Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30 day of November, 2010.

THE HEIRS AT LAW OF LEONARD T. WALKER

Darlene Marie Davis

Darrell Davis Walker

Dyron Ladell Walker

Darlene Marie Davis as Administrator of the Estate Leonard Thomas Walker, on Behalf of Zoe L. Walker

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Darlene Marie Davis, individually and on behalf of Zoe L. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of November, 2010.

_____
Notary Public

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Darrell Davis Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of November, 2010.

_____
Notary Public

My Commission Expires: _____

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dyron Ladell Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2010.

Notary Public

My Commission Expires: 9/30/12

ETHEL DARLINGTON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES SEPT. 30, 2012

Charmain Barksdale, spouse of Darrell Davis Walker, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Charmain Barksdale

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charmain Barksdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of November, 2010.

Notary Public

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dyron Ladell Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of November, 2010.

_____
Notary Public

My Commission Expires: _____

Charmain Barksdale, spouse of Darrell Davis Walker, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

C Barksdale _____
Charmain Barksdale

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charmain Barksdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4TH day of November, 2010.

A. T. M
_____
Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013