THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***22,000.00.

Alice Brown Walker
Affiant

Subscribed and sworn to before me this 27th day of January, 2011.

Mitchell A. Watts
Notary Public

My Commission Expires: 8-20-13

BILL GARRETT, Davidson County
Trans:T20110005947 DEEDWARR
Recvd: 01/31/11 09:47 2 pgs
Fees:13.00 Taxes:81.40
20110131-0008255

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Peggy Burkhalter<br>5209 Illinois Avenue<br>Nashville, Tennessee 37209 | Peggy Burkhalter<br>2413 Valley Brook Road<br>Nashville, Tennessee 37215 | MAP 091-11-0<br>PARCEL 389.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Two Thousand and 00/100 Dollars ($***22,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Alice Brown Walker and husband, William Dell Walker, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Peggy Burkhalter, married, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1116 and the easterly 15.0 feet of Lot No. 1118, Block No. 162, on the Plan of Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 1116 and the easterly 15.0 feet of Lot No. 1118 front together 40.0 feet on the southerly side of Illinois Avenue and run back between parallel lines 150.0 feet to an alley.

BEING part of the same property conveyed to Alice Brown Walker and husband, William Dell Walker, by Warranty Deed dated June 10, 2008, from Stephanie G. Deardorff, unmarried, of record as Instrument No. 20080612-0060666 in the Register's Office for Davidson County, Tennessee.

This is un-improved property known as 5209 Illinois Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Plan No. 1, West Nashville, Block No. 162, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

27th IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the day of January, 2011.

Alice Brown Walker
Alice Brown Walker

William Dell Walker
William Dell Walker by Alice Brown Walker Watts in fact

By: _____
Alice Brown Walker
Attorney in Fact

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

Witness my hand and official seal this 27th day of January, 2011.

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 8.20.13

Notary Public

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Alice Brown Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of William Dell Walker and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of William Dell Walker.

Witness my hand and official seal this 27th day of January, 2011.

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 8.20.13

Notary Public