BILL GARRETT, Davidson County
Trans:T20120043880 DEEDWARR
Recvd: 06/14/12 09:58 3 pgs
Fees:18.00 Taxes:222.00
20120614-0052037

ADDRESS NEW OWNER:
Will Alan Walker
6407 Frisco Ave.
Nashville, TN 37209

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
09-08-0 49

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William P. Walker, Jr. and Charles Eugene Wayne Walker and Cameron Whittemore Walker** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Will Alan Walker, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of West Nashville Annex, as of record in Book 3106, Page 25, Register's Office for said County.

Said lot fronts 55 feet on the southwesterly side of Frisco Avenue and runs back 100 feet on the northwesterly line and 121 feet on the southeasterly line to a dead line in the rear on which it measures 58.9 feet.

Being the same property conveyed to William Porter Walker, Sr., and wife, Zella Mae Walker, from Floyd Adkisson and Floyd Adkisson, Jr., by Warranty Deed recorded on January 18, 1963, in Book 3501, Page 607, Register's Office for Davidson County, Tennessee. The said William Porter Walker, Sr., died on October 28, 1998, leaving Zella Mae Walker as the sole surviving tenant by the entirety. The said Zella Mae Walker died on August 2, 2009, and left surviving her the following heirs at law having an interest in her estate, William P. Walker, Jr., Charles Eugene Wayne Walker, Cameron Whittemore Walker, and Will Alan Walker. See Affidavit of Heirship attached hereto and made a part hereof in Instrument No. 20120614-0052035**, said Register's Office.**

This is property with a common address of **6407 Frisco Ave., Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being assumed by the Grantees; (2) The Plan of Record in Book 3106, Page 25, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 3225, Page 205 and Book 3225, Page 207, said Register's office.

Grantors each warrant that neither of them has resided in the subject property as their marital residence and that the property is NOT subject to any marital rights therein.

See TennCare Waiver attached hereto as Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of June, 2012.

William P. Walker, Jr.

Cameron Whittemore Walker

Charles Eugene Wayne Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William P. Walker, Jr. and Charles Eugene Wayne Walker and Cameron Whittemore Walker ,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **12th** day of **June 2012.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1206-114

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

Subscribed and sworn before me this 12th day of June, 2012.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Exhibit A

STATE OF TENNESSEE
BUREAU OF TENNCARE
Third Party Liability Division
310 Great Circle Road, 4th Floor
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 Fax: 615-413-1941

5/31/2012

CINDY S. SMITH
REPRESENTATIVE
P.O. BOX 292004
NASHVILLE, TN 37229

RE: ZELLA MAE WALKER
1641

Dear CINDY S. SMITH:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

_____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

_____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Tangela J. Howard

Tangela J. Howard
Supervisor