BILL GARRETT, Davidson County
Trans:T20140018075 DEEDWARR
Recvd: 03/18/14 11:13 3 pgs
Fees:18.00 Taxes:74.00
20140318-0022282

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Barry Walker 1305 Clinton Street Nashville, TN 37203	New Owner	06600002800

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Alice Marie Dorsey and Timothy Wayne Ferguson (hereinafter referred to as "Grantors"), have bargained and sold and by these presents do hereby sell, bargain, and convey to Barry Walker, a married person (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, and further described as:

BEGINNING at a stake in the southwesterly right-of-way of Tennessee Central Railroad, 50 feet from its center line, northeast corner of small tract sold to Dan McCuiston, formerly a part of his tract, thence with said Railroad right-of-way, South 71 deg. East 433 feet to a stake in said right-of-way; thence at right angles, South 19 deg. West passing an elm tree, in all 91 feet to a stake on the edge of the Cumberland River; thence down Cumberland River at water's edge, North 7 ½ deg. West 434 feet to a stake, McCuiston's Southeast corner; thence with McCuiston's East line, North 19 deg. East about 120 feet to the beginning.

THIS IS THE SAME DESCRIPTION AS USED IN LAST DEED OF RECORD.

Being the same property conveyed to Alice Marie Dorsey and Timothy Wayne Ferguson by quitclaim deed dated July 15th, 1996 from James D. Ferguson recorded in Book 10122, page 230, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee, which are not due and payable.
2. Easement for the chartered right of way of the Tennessee Central Railroad.
3. Easement for the flow of the Cumberland River.
4. NOTE: Tax Records shall the dimensions of the property as 37'x 433" and vesting deed shows as 91'x 433'X120'x434'.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $20,000.00.
(
(
(
(Subscribed and sworn to before me
(this 14th day of March, 2014.
(
(
(My Commission Expires: 5/8/17
(

Donna Myers
Affiant

Notary Public

ROBERT J. HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of an undivided interest in said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

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

Witness my hand this 14th day of March, 2014.

Alice Marie Dorsey
Alice Marie Dorsey

Timothy Wayne Ferguson
Timothy Wayne Ferguson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Alice Marie Dorsey whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of March, 2014.

Notary Public

ROBERT J. HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/17

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Timothy Wayne Ferguson whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of March, 2014.

Notary Public

ROBERT J. HILL II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/17