**WARRANTY DEED**

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36867)

BOOK 11020 PAGE 135

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 09th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES 1/28/98

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roy Parker | Saxon Mortgage, Inc. | 71-14-20 |
| (NAME) | (NAME) | |
| 103 Fern Avenue | 4880 Cox Road | 13DA-420 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Glen Allen, VA 23060 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jacalyn Carruth Waddell, n/k/a Jacalyn W. Liljegren and husband, David Liljegren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Parker and wife, Fannie Parker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 32, 33 and the southerly 38 feet of Lot 34 on the Map of J.B. Haynie's Grove Plan, of record in Book 57, Page 64, Register's Office for said County.

Said Lots 32 and 33 front 50 feet on the east side of Birch Avenue and the southerly 38' of Lot 34 fronts 38' on the east side of Birch Avenue and all run back between parallel lines 125 feet to an alley.

An easement for adequate water and adequate sewerage with respect to Lots Nos. 32, 33 and the southerly portion of Lot No. 34 on the map of said J.B. Haynie's Grove Plan which easement is of record in Book 3159, Page 175, Register's Office for said County.

BEING the same property conveyed to Jacalyn Carruth Waddell by deed from James Pinkard of record in Book 6748, Page 105, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

The said Jacalyn Carruth Waddell is now known as Jacalyn W. Liljegren.

David Liljegren, husband of Jacalyn W. Liljegren, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that he may have in and to said property.

unimproved ( )
This is improved (X) property, known as 103 Fern Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 09th day of July, 19 98

Jacalyn Carruth Waddell, n/k/a Jacalyn W. Liljegren

David Liljegren by Jacalyn W. Liljegren as atty. in fact A.I.F.

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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 Jacalyn Carruth Waddell, n/k/a Jacalyn W. Liljegren

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 at Nashville, Tennessee this 09th day of July, 1998.

Commission expires 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3433 07/14 0101 03CHECK 451.30

State of Tennessee
County of DAVIDSON

On this the 09th day of July, 1998, before me personally appeared JACALYN W. LILJEGREN to me known to be the person who executed the foregoing instrument in behalf of DAVID LILJEGREN as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said DAVID LILJEGREN.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 09th day of July, 1998.

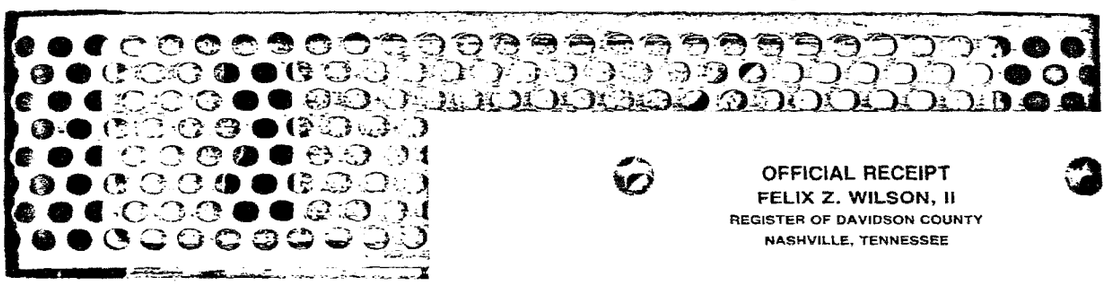
My Commission Expires:
5/26/02

Notary Public

0462350
IDENTIFICATION REFERENCE

98 JUL 14 PM 2:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

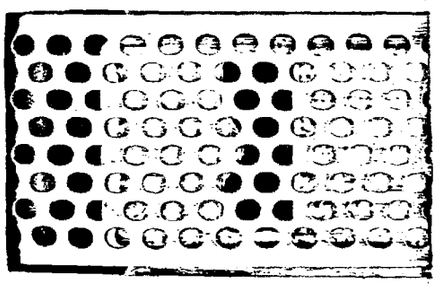
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY - | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 119000.00 |
| | | | CON TX | 440.30 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 451.30 |
| | | | CHECK | 451.30 |
| 07/14/98 | 01 | | 14:58 0001 | 3433 |



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0462350
IDENTIF. # REFERENCE

98 JUL 14 PM 2:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.**1319135