21-1-099

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 03/08/01 14:46 2pgs
Fees:11.00 Taxes:333.00



20010308-0022248

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **February, 2001** by and between **Aaron W. Parker and wife, Rose M. Parker** , herein after referred to as GRANTOR, and **Lisa M. Cross** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the south part of Lot No. 50 and the South part of the West part of Lot No. 49, on the map of W.S. Ashworth's Resubdivision of Lots 47 to 50, inclusive, of the Town of Brownsville, of record in Book 161, page 153, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westely margin of Riverside Drive, now widened and established 110 feet south of the south margin of Carter Street; thence westerly 177 feet more or less to a point which is 110 feet south of the south margin of Carter Street; thence southerly 52.5 feet to the north margin of an alley; thence with the same margin of the same easterly 177 feet more or less to the west margin of Riverside Drive; thence with the margin of the same, northerly 50 feet to the point of the beginning.

BEING the same property conveyed to Aaron W. Parker and wife, Rose M. Parker by deed from Joe B. Hutcherson and wife, Linda N. Hutcherson of record in Book 10209, page 513, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1206 Riverside Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Aaron W. Parker
Aaron W. Parker
Signature of Seller

Rose M. Parker
Rose M. Parker
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Aaron W. Parker and wife, Rose M. Parker** , the within named bargainors, with whom I am personally acquainted (or 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, at office, this **22nd** day of **February, 2001.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:
Lisa M. Cross
1206 Riverside Drive, Nashville, TN 37206

Send Tax Statements to:
Volunteer Trust Mortgage Corporation
301 South Perimeter Park Drive, Ste. 125, Nashville, TN 37211

Map & Parcel: 83-3-155

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$90,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **February, 2001.**

Notary Public

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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