Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/01 11:59 2pgs
Fees:11.00 Taxes:29.60

20010314-0024410

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$8,000.00**

Kenneth G. Parrish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH **DAY OF JANUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES: May 18, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Parrish	**Finance & Mortgage Acceptance Corp.**	08103019700
(NAME)	(NAME)	
2118 14th Avenue North	**1350 Hazelwood Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 27208	**Smyrna, TN 37167**	
(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, **Mattie Pearl Price**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth G. Parrish**, 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 Lot No. 10 on the Map of the Subdivision of Lots Nos. 21 and 30 in Owen's Buena Vista Plan of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee, and Book 1, Page 84, Chancery Court for Davidson County.

Said Lot No. 10 Fronts 50 feet on the easterly side of 14th Avenue, Formerly Nance Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Felton Price and wife Mattie Pearl Price by deed of record in Book 4299, Page 41, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Felton Price having since died.

This instrument is executed on behalf of Mattie Pearl Price by Gloria V. Price-Gentry as her Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith.

unimproved
This is improved property, known as **2118 14th Avenue North, Nashville, TN 27208**
(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/our hand(s)** this **27th day of January, 2000**.

Gloria V Gentry
Mattie Pearl Price ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day , January 27, 2000 before me personally appeared Gloria V. Price-Gentry, the person who executed the foregoing instrument on behalf of Mattie Pearl Price, and acknowledged that she executed the same as the free act and deed of the said Mattie Pearl Price, through Power of Attorney granted Gloria V. Price-Gentry, by the said Mattie Pearl Price.

Notary Public

Commission Expires:
5/18/03