BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$88,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF **APRIL, 2001.** Notary Public MY COMMISSION EXPIRES: **OCTOBER 25, 2003** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/12/01 13:13 2pgs
Fees:11.00 Taxes:325.60
20010412-0036066

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVELYN S. WILKERSON	**SAME**	**91-13-258**
(NAME) **405 EASTBORO DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARY LOU PARKHURST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVELYN S. WILKERSON,** HEREINAFTER CALLED THE GRANTEE, HER 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. 54 on the Plan of E. T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, page 116, Register's Office for said County.

Said Lot No. 54 fronts 50 feet on the westerly side of Gowan Avenue and runs back between parallel lines 190 feet, more or less, to an alley.

Being the same property conveyed to James L. Moore and wife, Sylvia R. Moore, from Willie Eugene Campbell and wife, Virginia Campbell, by deed of record in Book 5006, page 170, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Sylvia R. Moore by quitclaim deed from Jimmy A. Duncan, Trustee, of record in Book 8603, page 27, said Register's Office. The said James L. Moore having predeceased Sylvia R. Moore and the said Sylvia R. Moore having since died. The Last Will and Testament of Sylvia Regina Moore a/k/a Sylvia R. Moore of record in Will Book 239, page 365, Probate Court Clerk's Office for Davidson County, Tennessee, devised said property to Mary Lou Parkhurst.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

This is not the principal residence of Mary Lou Parkhurst.

Unimproved ( )
This is improved(X) property, known as **405 EASTBORO DRIVE, NASHVILLE, TN 37209**
(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 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 12th day of **APRIL, 2001**.

Mary Lou Parkhurst

MARY LOU PARKHURST

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 Mary Lou Parkhurst, the bargainor(s), 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 12th day of **April, 2001**.

Commission expires: OCTOBER 25, 2003.

Jimmy A. Duggan

Notary Public