Box 1

WARRANTY DEED

NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

My Commission Expires 2-19-2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF DECEMBER, 2001.**

Notary Public

~~MY COMMISSION EXPIRES:~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Julia Orantes	**SunTrust Bank, a Georgia Corporation**	**96-11-140**
(NAME) **613 Truxton Drive**	(NAME) **201 4th Avenue North**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37219**	
(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, **Frances Parker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Julia Orantes and Maria Victoria Orantes**, 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:

Being Lot No. 64 on the Plan of Hickory Bend, Section I of record in Book 3300, Page 38, Register's Office for said County.

Said Lot No. 64 fronts 75 feet on the east side of Truxton Drive and extends lines between parallel lines 165 feet to a dead line.

Being the same property conveyed to Raymond David Parker and wife, Frances F. Parker by deed of record in Book 3577, Page 578, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Frances Parker by Pat Parker Apple as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 200005150048584, in the Register's Office for Davidson County, Tennessee.

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

The said Raymond David Parker having since died.

unimproved ☐

This is improved ☒ property, known as **613 Truxton Drive, Nashville, TN 37214**

(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.

Davidson County DEEDWARR
Recvd: 01/03/02 16:06 2pgs
Fees:13.00 Taxes:453.25

20020103-0001322

Witness **my/our hand(s)** this **31st day of December, 2001**.

Frances Parker by Pat Parker Apple

Frances Parker
By: Pat Parker Apple, Atty-in-fact

State of Tennessee County of Davdison

On this 31st day of December, 2001 before me personally appeared Pat Parker Apple, the person who executed the foregoing instrument on behalf of Frances Parker, and acknowledged that she executed the same as the free act and deed of the said Frances Parker, through Power of Attorney granted Pat Parker Apple, by the said Frances Parker.

Angela M Lake
Notary Public

Commission Expires:

