21-1194

Davidson County DEEDWARR
Recvd: 01/08/02 15:58 2pgs
Fees:13.00 Taxes:625.30

20020108-0003037

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **December, 2001** by and between **Patrick J. Parker, unmarried** , herein after referred to as GRANTOR, and **TOMI LUE BECK and RANDA F. DAWSON** , 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 Lot No. 341 on the Plan of Section Three, Bradford Hills of record in Plat Book 7900, Page 6, as amended in Book 7900, Page 239, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J. Parker, unmarried, by Warranty Deed from Robert D. Paul, of record in Instrument No. 20009120090563, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1512 Roundhill Court, Nashville, TN 37211

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.

Patrick J. Parker by Lisa Hogan p.o.a.

Patrick J. Parker
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **21st** day of **December, 2001** before me personally appeared LISA HOGIN , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PATRICK J. PARKER , and acknowledged that he/she executed the same as the free act and deed of said PATRICK J. PARKER .

Witness my hand, at office, this **21st** day of **December, 2001.**

Notary Public

My Commission Expires: May 23 2005

Name and Address of Property Owner:
TOMI LUE BECK and RANDA F. DAWSON
1512 Roundhill Court, Nashville, TN 37211

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Send Tax Statements to:
WELLS FARGO HOME MORTGAGE
4456 CORPORATION LANE, SUITE 100, VIRGINIA BEACH, VA 23462

Map & Parcel No. 172-120-A-077.00 CO

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 **$169,000.00** 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 **21st** day of **December, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

RETURN TO:

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