WARRANTY DEED

R-02-ERA-1607

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

Subscribed and sworn to before me this 13th DAY OF May, 2002.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mutual Contractors, LLC	Same	
1607 Lischey Avenue (ADDRESS)	(NAME) (ADDRESS)	71-12-290
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERTA PARKER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MUTUAL CONTRACTORS, LLC, hereinafter called the Grantees, their heirs and assigns, that 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. 1 on the Plan of the Resubdivision of part of Lot No. 4 of the William White Lands, of record in Book 4060, Page 26, Register's Office for said County.

Beginning at the point where the southerly margin of Marshall Street intersects the easterly margin of Lischey Avenue; thence eastwardly with the southerly margin of Marshall Street, 154 feet to the westerly margin of an alley: Thence southwardly, along said margin of said alley, 60 feet to a point; thence westwardly 154 feet to a point on the easterly margin of Lischey Avenue; thence northwardly, along said margin of said avenue, 60 feet to the beginning.

Being the same property conveyed to Edward F. Parker and wife, Roberta Parker by Deed dated June 6,1967 and filed for record on June 14,1967 in Book 4141, Page 257, Register's Office for Davidson County, Tennessee.

Edward F. Parker is now deceased.

unimproved ( )
This is improved (X) property, known as 1607 Lischey Avenue, Nashville, Tennessee 37207
(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 13th day of May, 2002.

Roberta Parker
by Dana Lane Parker
ATTY IN FACT

Davidson County DEEDWARR
Recvd: 05/16/02 09:58 2pgs
Fees:13.00 Taxes:159.10

20020516-0060092

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 13th day of May, 2002, before me personally appeared Darren Lane Parker 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 Roberta Parker and who acknowledged that he/she executed the same as the free act and deed of the said Roberta Parker by virtue of that Power of Attorney, duly executed by the said Roberta Parker on January 9, 2001, 2002 and recorded concurrently herewith in Instrument No. 20020516-0060091 or Book ____, Page ____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 13th day of May, 2002.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 9-28-2002

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903