FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/02 14:02 2pgs
Fees:13.00 Taxes:629.00

20020603-0066834

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanne Peace (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	Map 84-15-0
2317 Selma Avenue (ADDRESS)	P.O. Box 5137 (ADDRESS)	parcel 26
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (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, Connie Parker Munn and Carolyn Parker Baggett, sole heirs of the Estate of Janet Sanders Parker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leanne Peace and Paulette Acree, both unmarried, as Joint Tenants with Right of Survivorship,

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. 10 on the unrecorded Map of Herbert Gentry's unrecorded Subdivision of certain lots in Walker's First Addition to Nicholhurst; not of record, and described according to a survey thereof made by Cantrell, Connell & Morrison, Engineers on November, 1956, as follows:

BEGINNING at a point in the southerly margin of Selma Avenue at the corner of Lot Nos. 9 and 10; thence with the line between said lots, southerly 218.7 feet to a point; thence westerly 175 feet to a point; thence northerly 213 feet to a point which is 30.7 feet south of Selma Avenue; thence easterly 100 feet to a point in the south margin of Selma Avenue, continuing easterly with the margin of Selma Avenue, 93.4 feet to the point of beginning.

Being the same property conveyed to C. Earl Parker and wife, Janet S. Parker, by deed from Herbert D. Gentry and wife, Agnes Chandler Gentry, of record in Book 2923, page 231, Register's Office for Davidson County, Tennessee. The said Janet S. Parker now deceased, with C. Earl Parker having predeceased her. Connie Parker Munn and Carolyn Parker Baggett are the sole heirsof the Estate of Janet S. Parker, (Probate File #00P-1134, of record in the Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 2317 Selma Avenue, 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.

Witness our hand s this 31st day of May, 20 02

Connie Parker Munn

Connie Parker Munn

Carolyn Parker Baggett

Carolyn Parker Baggett

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 Connie Parker Munn and Carolyn Parker Baggett, sole heirs of the Estate of Janet Sanders Parker

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 04.

Commission expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.