This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/01/03 13:11 2pgs
Fees:13.00 Taxes:481.00
20030501-0058216

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Paul Curran Joe Derrick 9594 South Harpeth Road Nashville, TN 37221	New Owner	Map: 117-4 Group: Parcel: 272

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rosie Mai Parker**, an unmarried person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Paul Curran and Joe Derrick** (collectively the "Grantee"), their successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 45.5 feet of Lot No. 61 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said easterly part of said Lot No. 61 fronts 45.5 feet on the southerly margin of Paris Avenue and runs back between parallel lines 130.0 feet to an alley measuring 45.5 feet thereon.

Being the same property conveyed to James Edward Parker, and wife, Rosie Mai Parker, by Deed of record in Book 4166, Page 723, Register's Office for Davidson County, Tennessee. The said James Edward Parker having since deceased and being survived by his spouse, Rosie Mai Parker.

Power of Attorney of Record in Instrument 20030501005821 5, said Register's Office.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved real property known as: 1511 Paris Avenue, Nashville, Tennessee 37212.
(address) (city) (State) (zip code)

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 hands this 30th day of April, 2003.

Rosie Mai Parker
GRANTOR - ROSIE MAI PARKER

By: Jo Ella Parker
JO ELLA PARKER, P.O.A.
Title: Power of Attorney

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JO ELLA PARKER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Power of Attorney of the maker and is authorized by the maker to execute this instrument on behalf of the maker, **Rosie Mai Parker.**

Witness my hand, at Nashville, Tennessee, this 30th day of April, 2003.

Notary Public

My Commission Expires: 1-27-05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $130,00.00.

Affiant

Subscribed and sworn before me this 30th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 1-27-05

A:\Parker\\Warranty Deed - Std