Return to
CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/03 10:05 3pgs
Fees:18.00 Taxes:380.55

20030508-0061654

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,850.00

Elayanne Rucker Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elayanne Rucker Parker	America's Wholesale Lender	70-08-0-220
(NAME) 1905 Lathan Court	(NAME) P.O.Box 10212	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Van Nuys California 91410	
(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, Neomie Dungey , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elayanne Rucker Parker and husband Aaron Parker , 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. 8 on the Plan of Riverside Homes Subdivision, as of record in Plat Book 2330, Page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the easterly margin of Lathan Court at the common corner of Lots Nos. 7 and 8; thence with the line between said two lots easterly 143.9 feet to a point; thence southerly 89.4 feet to a point; thence northerly 81 degrees 30' west 114.2 feet to a point; thence southerly 41 degrees 51' westerly 47.3 feet to a point; thence northerly 65 degrees 25' west 58.8 feet to a point in the easterly margin of Lathan Court; thence along said margin northeasterly 125.0 feet to the point of beginning.

Continued on next page.

Being the same property conveyed to Milton D. Dungey and wife, Neomie Dungey by deed from Laura Tek, Trustee, of record in Deed Book 10764, page 207, Register's Office for Davidson County.

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

The said Milton D. Dungey having since died leaving Neomie Dungey as surviving tenant by the entirety as set forth in Quit Claim Deed of record in Instrument No. 20010214-0014124, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1905 Lathan Court, Nashville, TN 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 30th day of April, 2003.

Neomie Dungey

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Neomie Dungey the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2003
My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2304473
RETURN TO:
Cumberland Title Company
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Suite 139
Brentwood, TN 37027

Continuation of Legal

Being Lot No. 30, Free Silver Plan, as of record in Plat Book 332, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. and described according to a survey made by John M . Sullivan, Civil Engineer, on May 19, 1967, as follows:

Beginning at a point in the easterly margin of Lathan Court, at the southwest corner of Lot 8, Riverside Homes, as of record in Book 2330, Page 108; thence along the southerly line of Lot 8, South 65 degrees 25' East 58.8 feet to the southeast corner of said Lot; thence South 42 degrees 33' West 81.79; thence North 65 degrees 25' West 33.57 feet to the easterly margin of Lathan Court; thence with said Court, north 24 degrees 35' East 77.8 feet to the point of beginning.