23-1-249

Davidson County DEEDWARR
Recvd: 05/08/03 10:59 2pgs
Fees:13.00 Taxes:802.90

20030508-0061792

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 2003** by and between **Roy Parker and Fannie Parker** , herein after referred to as GRANTOR, and **Susan Speights** , 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 Lots 32, 33 and the southerly 38 feet of Lot 34 on the Map of J.B. Haynie's Grove Plan, of record in Book 57, page 64, Register's Office for said County.
Said Lots 32 and 33 front 50 feet on the east side of Birch Avenue and the southerly 38' of Lot 34 fronts 38' on the east side of Birch Avenue and all run back between parallel lines 125 feet or an alley.
An easement for adequate water and adequate sewage with respect to Lots Nos. 32, 33 and the southerly portion of Lot No. 34 on the map of said J.B. Haynie's Grove Plan which easement is of record in Book 3159, page 175, Register's Office for said County.

BEING the same property conveyed to Roy Parker and wife, Fannie Parker, by Warranty deed from Jacalyn Carruth Waddell, n/k/a Jacalyn W. Liljegren and husband, David Liljegren, dated July 9, 1998, of record in Book 11020, page 135, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 103 Fern Ave, Nashville, TN 37207

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.

Roy Parker
Roy Parker
Signature of Seller

Fannie Parker
Fannie Parker
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Roy Parker and Fannie Parker** , the within named bargainors, 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, at office, this **30th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Susan Speights
103 Fern Ave, Nashville, TN 37207

Send Tax Statements to:
SAME
,

map and parcel--071.14-0-020.00

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 **$217,000.00** 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 **30th** day of **April, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-249