#5757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Return to: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin R. Corea	Volunteer Trust Mortgage Corporation	150-5-163
(NAME)	(NAME)	
2924 Edgemoor Drive	301 S. Perimeter Park Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37211	
(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, Phyllis Y. Parnell , a/k/a Phyllis Y. Parnell Pearce, and husband Ronald H. Pearce, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin R. Corea,* 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:

*married

Land in Davidson County, Tennessee, being Lot No. 648 on the Plan of Edge O Lake Estates, Section XVII, as of record in Plat Book 4460, Page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Phyllis Y. Parnell, by Quitclaim Deed from R. David Ludwick, Trustee of record Book 7431, Page 958 and by Deed from Jack Williams and wife, Frances E. Williams, of record in Book 4657, Page 998, and Book 7431, Page 958 Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 2924 Edgemoor Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 06/05/03 13:37 2pgs
Fees:13.00 Taxes:436.60
20030605-0077706

Witness my/our hand(s) this 28th day of May, 2003.

Phyllis Y. Parnell, a/k/a Phyllis Y. Parnell Pearce

Ronald H. Pearce

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 Phyllis Parnell Pearce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Phyllis Parnell Pearce executed the within instrument for the purposes therein contained and Ronald H. Pearce

Witness my hand and official seal at Nashville, Tennessee this 28th day of May, 2003.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public