RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAV. DSM

The actual consideration or value, whichever is greater, for this transfer is $140,700.00

Eric S. Parr
Affiant

Subscribed and sworn to before me, this 17th day of ~~June~~ July 2003.

Mitchell A. Watts
Notary Public
My commission expires: 10-17-05

Davidson County DEEDWARR
Recvd: 07/22/03 13:31 2pgs
Fees:13.00 Taxes:520.59
20030722-0102538

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric S. Parr	CTX Mortgage	119014/364
264 Sunrise Ave.	801-94th Avenue, N.	
Nashville, TN 37211	St. Petersburg, FL 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Guy Zabka and wife Holly Zabka hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Eric S. Parr and Rachel DeAlmeida, both unmarried, as joint tenants with right of surviviorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Nos. 21 & 22 on the Plan of Sunrise P.S. Stump's Subdivision of record in Book 421 page 17 Regsiter's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Lot 22 being the same property conveyed to Guy M. Zabka and wife Holly Zabka by deed from Theodore P. Karakowiak and wife Laura H. Karakowiak of record in Book 11708 page 69 Register's Office for Davidson County, Tennessee

Lot 21 being the same property conveyed to Guy M. Zabka and wife Holly Zabka by deed from Theodore P. Karakowiak and wife Laura H. Karakowiak by Quitclaim Deed in Instrument No. 20030722-0102537 in Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Sunrise P.S. Stump's Subdivision of record in Book 421 page 17 Register's Office for Davidson County, Tennessee

This property is improved property known as 264 Sunrise Ave., Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 18 day of July, 2003.

Guy Zabka

Holly Zabka

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 Guy Zabka and Holly Zabka, 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 Brentwood, Tennessee, this 18th day of July, 2003.

Notary Public

My Commission expires: 4/21/07

FILE NO: 03967

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.