File #200370030

Davidson County DEEDWARR
Recvd: 08/01/03 11:11 2pgs
Fees:13.00 Taxes:499.13
20030801-0109286

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Porter	Wells Fargo ~~SAME~~ Home Mtg	Map: 50-12.00
(NAME)	(NAME)	Parcel:
3426 Brick Church Pike,	11301 Carmel Commons 309	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JAMES PARKS AND EDDIE FRANCES PARKS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto LINDA PORTER, unmarried ,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:

Tract I

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by N.G. Jenkins, surveyor, August 25, 1980 as follows:

Beginning in the center of Brick Church Pike at the southeast corner of a 50 foot easement, said beginning point being also 50 feet south of the southeast corner of property conveyed to John W. Wilburn and wife, Nancy Wilburn, by deed from Ethel M. Wells and husband, E. D. Wells, by deed of record in Book 2927, page 338, Register's Office for said County, thence with the south margin of a 50 foot easement North 58° 49' West, 271.50 feet to an iron pin; thence South 33° 11' West, 189 feet to an iron pin in E. D. Wells northwest line; thence with Wells' north line South 63° 31' East, 270 feet to the center of Brick Church Pike; thence with center of said pike northeastwardly 156.5 feet to the point of beginning.

Tract II

A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being the southerly 90 feet, fronting on Brick Church Pike, of the property conveyed to E. D. Wells, and wife, Ethel M. Wells, by deed of record in Book 1880, page 318, Register's Office of Davidson County, Tennessee, the said E. D. Wells having since died; said property running back between parallel lines North 63° 31'West, approximately 279 feet, measured from the center of Brick Church Pike.

Being the same property conveyed to James Parks, and wife, Eddie Frances Parks by Warranty Deed of record in Book 6266, Page 438, said Register's Office.

The said James Parks and James Ira Parks are one and the same person.

This conveyance is subject to the following:

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5742, page 892; in the Register's Office for Davidson County, Tennessee.

Unimproved (X)

This is improved (X) property, known as 3426 Brick Church Pike, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 24th day of July, 2003.

James Parks By Robert Earl Parks Atty in Fact

James Parks, By: Robert Earl Parks, Atty in Fact

Eddie Frances Parks By Robert Earl Parks Atty in Fact

Eddie Frances Parks, By: Robert Earl Parks, Atty in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 18th day of July, 2003, before me personally appeared Robert Earl Parks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of James Parks and wife, Eddie Frances Parks, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No 20030801—, Register's Office of Davidson County, Tennessee.

C109285

Witness my hand and official seal, this 24th day of July, 2003.

Kimberly A. Baez

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217