Davidson County DEEDWARR
Recvd: 09/26/03 13:40 2pgs
Fees:13.00 Taxes:460.65

20030926-0142886

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Michael F. Parrish and wife, Cynthia L. Parrish ("GRANTORS")

TO: Matthew Robnett and Katherine Schwartzmann ("GRANTEES")
1419 Sumner Avenue
Nashville, TN 37206

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
1419 Sumner Avenue Nashville, TN 37206	~~Matthew Robnett~~ ~~1419 Sumner Avenue~~ ~~Nashville, TN 37206~~ WestAmerica Mortgage Company 1 S. 660 Midwest Rd., Oakbrook Terrace, IL 60181	83-5/334

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred and Twenty-Four Thousand Five Hundred and NO/100s Dollars ($124,500.00), the receipt and sufficiency of all of which is hereby acknowledged , we, Michael F. Parrish and wife, Cynthia L.Parrish have bargained and sold, and by these presents do transfer and convey unto Matthew Robnett and Katherine Schwartzmann, joint tenants with rights of survivorship, their heirs, successors and assigns, Land in Davidson County, Tennessee, described as follows:

Being Lot No. 27 on the map of the subdivision of part of the Weakley Home Place, of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50.0 feet on the northerly side of Sumner Avenue and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Michael F. Parrish and wife, Cynthia L. Parrish by deed of record as Instrument No. 20000229-0019599 in the Register office for Davidson County, Tennessee.

This is improved property located at 1419 Sumner Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Matthew Robnett and Katherine Schwartzmann, their heirs, successors, and assigns forever.

And we do covenant with the said Matthew Robnett and Katherine Schwartzmann, 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 except:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of record in Book 421, page 36, said Register's Office.

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 Matthew Robnett and Katherine Schwartzmann, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 23rd day of September, 2003.

Michael F. Parrish

Cynthia L. Parrish

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

037N04598

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at office, this the _____ day of _____, 2003.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named Cynthia L. Parrish, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 23rd day of September, 2003.

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $124,500.00.

_____
Affiant

Subscribed and sworn to before me this 23rd day of September, 2003.

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

My Commission Expires:_____

F:\CLIENT\Parrish, Cindy & Michael\Sumner\Warranty Deed.wpd