Davidson County DEEDWARR
Recvd: 03/22/04 08:52 1pgs
Fees:13.00 Taxes:314.50

20040322-0031797

WARRANTY DEED

PARNELL-04MT0424

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/23/06
(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Parnell, Jr.	Wells Fargo Home Mortgage	71-11-92
(NAME)	(NAME)	
306 Edith Avenue	5024 Parkway Plaza Blvd, Bldg 7	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JILLIAN ETHERINGTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KENNETH PARNELL, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows: Being the westerly half of Lot No. 57 on the Plan of Trinity Heights, as of record in Book 161, page 38, Register's Office for said County, said part of Lot 57 fronts 50 feet in the Southerly side of Edith Avenue and runs back between parallel lines, 154 feet, more or less, to an alley.

Being the same property conveyed to Jillian Etherington, single, be deed from Homecomings Financial Network, Inc., of record in Instrument number 200401220008746, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 306 Edith Avenue, Nashville, Tennessee 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 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.
Witness my/our hand(s) this 23rd day of February, 2004.

Jillian Etherington

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 Jillian Etherington, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2004.

My Commission Expires:
7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public