Return to:
JP

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Geraldine E. Parham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sara M. Torres	ABN Amro Mortgage Group, Inc.	Map 150
3008 Moss Springs Drive	2600 W. Big Beaver Road	Group 2
Nashville, TN 37217	Troy, MI 48084	Parcel 304

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, we Geraldine E. Parham hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Sara M. Torres 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:

Being Lot No. Lot 18, on the Plan of Castlegate, Section Four, of record in Plat Book 5200, Page 636, and amended in Book 6513, Page 728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Geraldine E. Parham by Quitclaim Deed from Michael T. Parham of record in Book 9999, Page 818, said Register's Office. See also deed of record in Book 8802, Page 65, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6597, Page 360, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5400, Page 636, and amended in Book 6513, Page 728, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 3008 Moss Springs Drive, Nashville, TN 37217

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 hand this 5th day of April, 2004.

Geraldine E. Parham

Davidson County DEEDWARR
Recvd: 04/07/04 10:58 2pgs
Fees:13.00 Taxes:468.05

20040407-0039460

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 Geraldine E. Parham, with whom I am personally acquainted (or 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 Nashville, Tennessee, this 5th day of April, 2004.

My Commission Expires: ~~01/29/05~~ 1-27-07

NOTARY PUBLIC

