Davidson County DEEDWARR
Recvd: 04/29/04 12:38 2pgs
Fees:13.00 Taxes:338.55

20040429-0048706

WARRANTY DEED

G-CBB-04-1317

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,508.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2004.

Notary Public

My Commission Expires MAR. 25, 2008

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MIRANDA PIESZCHALSKI NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	PROPERTY PARCEL NUMBERS
Genevieve E. Markert	First Horizon Home Loan Corp	
1317 Hickory Park Court West (ADDRESS)	(NAME) P.O. Box 146 (ADDRESS)	162-16-34.00
Antioch, Tennessee 37013-4335 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID M. PARKES AND WIFE, ANNETTE T. PARKES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GENEVIEVE E. MARKERT, 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:

BEING Lot No. 43-A, Hickory Park Villas, Section 3, as shown by plat of record in Plat Book 5200, page 604, as amended in Plat Book 6250, page 591, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to David M. Parkes, a single person, by deed from Maxie Patton, Trustee, dated 6/10/87 and filed for record 6/12/87 in Deed Book 7266, page 336, Register's Office for Davidson County, Tennessee.

Said Annette T. Parkes joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1317 Hickory Park Court West, Antioch, Tennessee 37013-4335
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 15th day of April, 2004.

David M. Parkes

Annette T. Parkes by David M. Parkes, Attorney-in-Fact

by: David M. Parkes, Attorney-in-Fact DAVID M. PARKES

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. David M. Parkes, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 7-29-06

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of April, before me personally appeared David M. Parkes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Annette T. Parkes, and who acknowleded that he executed the same as the free act and deed of the said Annette T. Parkes, by virtue of that Power of Attorney, duly executed by the said Annette T. Parkes and appearing of record in Instrument No 20040429-0048705, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at 4. pm this 15th day of April, 2004.

My Commission Expires:
7-29-06

Notary Public



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903