Dav. Co. File Box 14-A
jtc file no. 17102-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/04 10:26 2pgs
Fees:13.00 Taxes:388.50
20040518-0057937

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00**.

Janet L. Richman
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2004.

Notary Public

My commission expires: 4/16/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Janet L. Richman	**Countrywide Home Loans, Inc.**	**Map 073-00-0, Parcel 016.00**
2316 Milton Drive	**4500 Park Granada**	
Nashville, TN 37216	**Calabasas, CA 91302-1613**	

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,

Dorothy N. Parkerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet L. Richman, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Highland View, as of record in Book 1429, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Parkerson and wife, Dorothy H. Parkerson, by Deed from Capitol Homes, Inc., a Tennessee corporation, of record in Book1632, Page 481, Register's Office for DAVIDSON County, Tennessee; and further conveyed to The James R. Parkerson and Dorothy N. Parkerson Revocable Living Trust, by Quitclaim Deed from James R. Parkerson and wife, Dorothy N. Parkerson, of record in Instrument No. 20011019-0114077, said Register's Office. The said James R. Parkerson having since died August 30, 2003, Pursuant to the Certificate of Trust of record as Instrument No. 20011019-0114074, Register's Office for Davidson County, Tennessee, upon James R. Parkerson's death, full authority is vested in the name of Dorothy N. Parkerson. Dorothy N. Parkerson and Dorothy H. Parkerson are one and the same person

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **2316 Milton Drive, Nashville, TN 37216**

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 convenant 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 **17th** day of **May, 2004.**

Dorothy N. Parkerson
Dorothy N. Parkerson

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 **Dorothy N. Parkerson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **May, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.