Please return to:
Grissim Title & Escrow, LLC

WARRANTY DEED

2309 Crestmoor Rd, STe 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/08/04 10:02 2pgs
Fees:13.00 Taxes:431.05

20040908-0108305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2004.

Notary Public T. DYKE TATUM

NOTARY PUBLIC AT LARGE Robin Jackson My Commission Expires May 30, 2007 STATE OF TENNESSEE

MY COMMISSION EXPIRES: May 29, 2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBIN PARRISH	FRANKLIN AMERICAN MORTGAGE	61-4-61
(NAME)	(NAME)	
4904 RUSKIN AVENUE	501 CORPORATE CENTRE DRIVE, STE. 400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ARTHUR R. ALLEY AND TANYA R. ALLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBIN L. PARRISH, A SINGLE PERSON** 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. 11 ON THE MAP OF MCGAUGHEY'S FIRST HAYSBORO SUBDIVISION OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 11 FRONTS 100 FEET ON THE EASTERLY SIDE OF RUSKIN AVENUE, FORMERLY MARINA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 200 FEET TO A DEAD LINE, TOGETHER WITH THE RIGHT TO USE THE ENTIRE STRIP MARKED RESERVED ON THE EASTERLY MARGIN OF HAYSBORO DRIVE AS SHOWN ON THE PLAT OF RECORD IN BOOK 547, PAGE 15 AND 16 SAID REGISTER'S OFFICE, WHICH WAS RESERVED FOR THE USE AND BENEFIT FOR ALL PROPERTY OWNERS AS SET OUT IN SAID DEED.*

unimproved ☐

This is improved ☒ property, known as 4904 RUSKIN AVENUE, NASHVILLE, TN 37216

(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 our hands this 6th day of August, 2004.

ARTHUR R. ALLEY

TANYA R. ALLEY

* Being the same property conveyed to Arthur R. Alley and wife, Tanya R. Alley, August 19, 2003, in Instrument No. 20030902-0126587, Register's Office for Davidson County, Tennessee.

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 ARTHUR R. ALLEY AND TANYA R. ALLEY, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of August, 2004.

Commission expires: May 29, 2005



I. DYKE TATUM Notary Public