Book 64
Record 1st

Davidson County DEEDWARR
Recvd: 09/20/04 13:43 2pgs
Fees:13.00 Taxes:462.13

20040920-0112881

WARRANTY DEED

G-CD-04-0832

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me this 17th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 21, 2007
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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:	MAP-PARCEL NUMBERS
Mary Willis	Decision One Mortgage Co ~~To Be Determined~~	
832 Due West Ave. North	(NAME) 6060 J.A. Jones Dr., Ste 1000	51-1-21
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Charlotte NC 28287	
(CITY) (STATE) (ZIP)	(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 GARY T. PARROTT AND MELINDA T. PARROTT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY WILLIS, a single woman, 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 being Lot No. 27 on the Map of Due West Valley Acres, not of record in the 11th Civil District of said County, described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, April 20, 1947, as follows:

Beginning at a point in the northerly margin of Due West Avenue, at the corner of Lots No. 26 and 27; thence with the line between said lots, northerly 500 feet to a point; thence easterly 151.02 feet to the corner of Lots No. 27 and 28; thence with the line between said lots southerly 500 feet to the northerly margin on Due West Avenue, westerly 100.07 feet to the beginning.

Being the same property conveyed to Durell Goodwin and Wife, Melody Goodwin by deed from Roy K. Pace and Wife, Wilma J. Pace, of record in Book 7045, page 864, Register's Office for said County. The said Durell Goodwin now being deceased.

Being the same property conveyed to Gary T. Parrott and Melinda T. Cash, both unmarried by Deed dated July 31, 1997 and filed for record on August 5, 1997 in Book 10558, Page 300 Register's Office for Davidson County, Tennessee.

Melody Goodwin and Melody Goodwin Stromatt being one and the same person.

Being the same property conveyed to Gary T. Parrott and Melinda T. Cash, both unmarried by Deed dated July 31, 1997 and filed for record on August 5, 1997 in Book 10558, Page 300 Register's Office for Davidson County, Tennessee. Melinda T. Cash is now known as Melinda T. Parrott.

Easements of record in Deed Book 7853, page 206, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

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

unimproved ( )
This is improved (X) property, known as 832 Due West Ave. North, Madison, Tennessee 37115
(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.

Gary T. Parrott

Gary T. Parrott

Melinda T. Parrott

Melinda T. Parrott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary T. Parrott and Melinda T. Parrott, 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 30th day of August, 2004.

Shauna Daniels

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903