Return to: TO

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

This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Theodore H. Parks and Karen F. Parks 910 Tower Place Nashville, Tennessee 37204	Same	Map-Par. 132-05–027.00

For and in consideration of the sum of Ten and 00/100--------($10.00)----------

DOLLARS, and other good and valuable consideration, JANE E. DUNCAN, unmarried, as the "Grantor", has bargained and sold, and by these presents does transfer and convey unto the said THEODORE H. PARKS and wife, KAREN F. PARKS, tenants by the entirety, as Grantees (the "Grantees"), their successors, 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. 6, on the Map of Section No. 2, Glendale Park, of record in book 1130, page 61, Register's Office for said County.
>
> BEING the same property conveyed to WILLIAM H. DUNCAN and wife, JANE E. DUNCAN by deed from JUNE FUQUA WALKER, of record in Book 4568, page 36, Register's Office for said County. WILLIAM H. DUNCAN having since died in Nashville, Davidson County, Tennessee on August 27, 2003, leaving Jane E. Duncan as the sole owner of this real property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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 successors and assigns, forever; and I do covenant with the Grantees that I am 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.

Davidson County DEEDWARR
Recvd: 09/23/04 12:23 2pgs
Fees:13.00 Taxes:1010.10
20040923-0114908

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $ 273,000.00.

Natasha Bellrey
Affiant
Subscribed and sworn to before me, this the 22 day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 1/08

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

This is improved property known as 910 Tower Place, Nashville, Tennessee.

Whenever 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 21st day of September, 2004.

Jane E. Duncan, by and through her agent and attorney-in-fact, Robert A. Anderson
JANE E. DUNCAN, by and through her agent and attorney-in-fact, ROBERT A. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by ROBERT A. ANDERSON as Attorney-in-fact on behalf of JANE E. DUNCAN, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, a office in Nashville, Tennessee, this 21st day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 5/8/2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY