Davidson County DEEDWARR
Recvd: 10/20/04 11:10 1pgs
Fees:13.00 Taxes:235.32

20041020-0126132

# WARRANTY DEED

PARKER-H04280

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,600.00

Allison Egan
Affiant

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

Notary Public

MY COMMISSION EXPIRES 6-26-07

(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia Parker, unmarried | Guaranty Trust | 62-16-0-A 081.00 CC |
| (NAME) | (NAME) | |
| 3 Mimosa Court | 640 Broadmor Blvd. Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JUDY A. BASS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PATRICIA PARKER, UNMARRIED, 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, Tennessee, being Unit No.3, Building 17, on the Plan of Hickory Hollow Condominiums (also known as the addition to Section One, Phase One, Mill Creek Club), of record in Plan Book 5050, Page 103, together with each and all of the rights and appurtenances thereunto belonging including such units undivided percentage interest in the land and general common elements as fully described and set forth, and as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed recorded in Book 4887, Page 961, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification and description of such unit.

Being of the same property conveyed to Judy A. Bass, unmarried, by Warranty Deed from Cheryl Resnick, unmarried, executed May 4, 1994 and recorded May 9th, 1994 in Book 9338, Page 682, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved ( X ) property, known as 3 Mimosa Court, Antioch, Tennessee 37013
(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 my/our hand(s) this 15th day of October, 2004.

Judy A. Bass

Judy A. Bass

**STATE OF Tennessee**

**COUNTY OF Davidson**

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Judy A. Bass , unmarried , the bargainor(s), 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 purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 15th day of October, 2004.

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

April G Nichols
Notary Public