Box 10-B

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVELYN MARIE PARRISH, ET VIR	**SAME**	**91-7-187**
(NAME)	(NAME)	
5003 KENTUCKY AVENUE	**P. O. BOX 90676**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	**NASHVILLE, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/29/04 15:40 2pgs
Fees:13.00 Taxes:148.00

20041029-0130290

WARRANTY DEED

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, STEPHEN MARK SEFSIK AND CARRIE LINN, AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SALLYE K. SEFSIK, AND SYLVIA KARNOWSKY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVELYN MARIE PARRISH AND HUSBAND, FRANK JOSEPH PARRISH,** 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 the rear or northerly 68 feet 6 inches of Lot Nos. 921 and 923, on Block No. 140, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of said Lot Nos. 921 and 923 fronts 68 feet 6 inches on the easterly side of 51st Avenue North formerly 10th Street, and runs back between parallel lines with the southerly margin of an alley 60 feet to a dead line.

Being the same property conveyed to Ike Karnowsky by deed of record in Book 831, page 555, said Register's Office, the said Ike Karnowsky having since died. The Will of Ike Karnowsky of record in Will Book 66, page 441, Davidson County Probate Court Clerk's Office devised the subject property to Charles Karnowsky, the said Charles Karnowsky having since died. The Will of Charles Karnowsky of record in Will Book 115, page 532, Davidson County Probate Court Clerk's Office devised the subject property to Sylvia Karnowsky and Sallye K. Sefsik in equal shares, the said Sallye K. Sefsik having since died. The Will of Sallye K. Sefsik of record in Docket No. 04P-44 appoints Stephen Mark Sefsik and Carrie Linn as Co-Personal Representatives with power of sale.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **1203 51ST AVENUE NORTH, NASHVILLE, TN 37209**
(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 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 29 DAY OF October, **2004**.

Sylvia Karnowsky

SYLVIA KARNOWSKY

Stephen M. Sefsik
CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF SALLYE K. SEFSIK

STEPHEN MARK SEFSIK
CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF SALLYE K. SEFSIK

Carrie Linn co-personal representative of the Estate of Sallye K. Sefsik

CARRIE LINN
CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF SALLYE K. SEFSIK

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 **SYLVIA KARNOWSKY, STEPEHN MARK SEFSIK AND CARRIE LINN,** 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 29 day of October **2004**.

My Commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public