WARRANTY DEED

PARKER-H05006

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

Stephen J. Parker
Affiant

Subscribed and sworn to before me, this 18th DAY OF January, 2005.

Allison G
Notary Public

MY COMMISSION EXPIRES: 09/08/07
(AFFIX SEAL)

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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
Stephen J. Parker	Irwin Mortgage Corporation	72-13-6.
(NAME)	(NAME)	
1507 Jewell Street	400 Interstate N. Pkwy., Ste.580	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee ~~37206~~ 37207	Atlanta, GA 30339-5030	
(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, CURTIS R. DICKENS AND OLINDA DICKENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHEN J. PARKER, 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 Lot 20 on the Plan of Dan Leech Subdivision of record in Plat Book 1424, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Curtis R. Dickens by Warranty Deed from Aubrey Hiam of record in Book 10556, Page 428, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1507 Jewell Street, Nashville, Tennessee ~~37206~~ 37207
(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 18th day of January, 2005.

Curtis R. Dickens
Curtis R. Dickens

Olinda Dickens
Olinda Dickens

Davidson County DEEDWARR
Recvd: 01/25/05 10:55 1 pg
Fees:13.00 Taxes:334.85

20050125-0009002

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis R. Dickens and Olinda Dickens, 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 Nashville, Tennessee, this 18th day of January, 2005.

My Commission Expires:
09/08/07

Allison G
Notary Public

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.