mail to: Jack Case Wilson Title Assoc.
7100 Executive Center Dr., #150
Brentwood, TN 37027

B-4402

Davidson County DEEDWARR
Recvd: 01/27/05 14:29 2 pgs
Fees:13.00 Taxes:499.50

20050127-0010269

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF January, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John & Ginger Parks 2337 Pennington Bend Road Nashville, TN 37214	Franklin American Mortgage 501 Corporate Centre Dr., #400 Franklin, TN 37067	Map 62-05 Parcel 52

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,

Arthur R. Signoracci, Jr., married,
and
Arthur R. Signoracci, Jr., married, and James Badey Howard, unmarried,
Heirs-at-Law of Deloris Signoracci

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John Parks and wife, Ginger Parks

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 LOTS NOS. 56, 57 AND THE 13.62 FEET REAR OF LOT 58 ON THE REVISED AND UNRECORDED MAP OF RIVERVIEW SUBDIVISION MADE BY BLANCHARD & PARRISH, DECEMBER, 1941, DAVIDSON COUNTY, TENNESSEE, THE SAME BEING MORE PARTICULARLY DESCRIBED BY A SURVEY PREPARED BY JOHN KOHL, DATED MARCH 2, 1976, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF PENNINGTON BEND ROAD, SAID POINT BEING 2959.1 FEET, MORE OR LESS, FROM MCGAVOCK PIKE, THENCE 179.1 FEET MORE OR LESS ON THE SOUTHERLY MARGIN OF SAID LOT TO A POINT, THENCE 104.2 FEET, MORE OR LESS, ALONG THE WESTERLY MARGIN OF SAID LOT TO A POINT, THENCE 152.21 FEET, MORE OR LESS, ALONG THE NORTHERLY MARGIN OF SAID LOT, THENCE 97.6 FEET, MORE OR LESS, ALONG THE EASTERLY MARGIN OF SAID LOT TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR R. SIGNORACCI, JR., UNMARRIED, BY DEED FROM LYNDAL ROBERTS AND WIFE, MARGARET ROBERTS, DATED APRIL 6, 1987, AND OF RECORD IN BOOK 7195, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO ARTHUR R. SIGNORACCI, JR. AND DELORIS SIGNORACCI BY QUITCLAIM DEED FROM ARTHUR R. SIGNORACCI, JR., DATED AUGUST 13, 1999, AND OF RECORD IN BOOK 11628, PAGE 266, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DELORIS SIGNORACCI HAVING SINCE DIED.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR'S SPOUSE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Book 2929, Page 322, Register's Office for Davidson County, Tennessee.
3) Property is subject to an easement for flowage granted to USA of record in Book 2200, Page 507, said Register's Office.
4) Property is subject to an easement for storm/sanitary sewers granted to Metro Government of record in Book 10689, Page 507, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2337 Pennington Bend Road, Nashville, TN 37214
(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 our hand(s) this 19th day of January, 2005.

Arthur R. Signoracci, Jr.

James Badey Howard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Arthur R. Signoracci, Jr. with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN GREENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

STATE OF OHIO
COUNTY OF Franklin

Personally appeared before me and James Badey Howard, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 6-11-08

NOTARY PUBLIC STATE OF OHIO

DIANNA J. DOWNS
Notary Public, State of Ohio
My Commission Expires 6-11-08

~~PLEASE RETURN TO:~~
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076