WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Davidson County DEEDWARR
Recvd: 03/24/05 15:50 2 pgs
Fees:13.00 Taxes:1202.50
20050324-0032277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Carrie Tesle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Damato	New Owner	Map 82-16
(NAME)	(NAME)	Parcel 334
800 Boscobel Street		
(ADDRESS)	(ADDRESS)	
Nashvile, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WALTER A. PARKER AND WIFE, TERESA L. PARKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES P. DAMATO**, 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 Lot No. 123 and the northwest corner of Lot No. 124 on the Map of J S Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made April 21, 1945, by S. R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence with the margin of the same easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence along the east line of Boscobel Street, said point being 11.25 feet east of the line between Lots No. 123 and 124; thence with the south line of Boscobel Street, westerly 61.25 feet to the point of beginning.

Being the same property conveyed to Walter A. Parker and wife, Teresa L. Parker by deed from Gregory J. Pease and wife, Stephanie L. Pease of record in Instrument #20011213-0137725, said Register's Office.

This conveyance is subject to: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 45, said Register's Office; and (c) restrictive covenants of record in Instrument #20020301-0026180 and Instrument #20020404-0041001, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 800 Boscobel Street, Nashvile, TN 37206

(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 hands this 15th day of March, 2005.

Walter A. Parker By Teresa L. Parker, Attorney in Fact

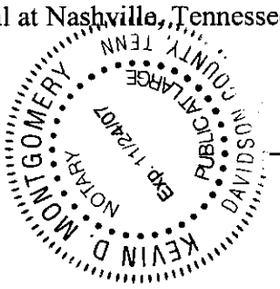
Teresa L. Parker

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 Teresa L. Parker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2005.

Commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2005, before me personally appeared Teresa L. Parker, to me known to be the person who executed the foregoing instrument on behalf of Walter A. Parker and who acknowledged that she executed the same as the free act and deed of Walter A. Parker. Witness my hand and seal this 15th day of March, 2005.

Notary Public

