WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

Deborah K. Devine State of Tennessee Notary Public Davidson County

Return to: *

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1592

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dejuan D. Parker	American Home Mortgage Servicing, Inc.	60-12-26
(NAME)	(NAME)	
2914 Morningside Drive	P. O. Box 660029	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas, TX 75266-0029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/18/05 14:43 2 pgs
Fees:13.00 Taxes:257.15

20050418-0042941

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, Hollace McKinley and wife, Myrna McKinley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dejuan D. Parker, A Single Man, 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 Nos. 35 and 36 of Block "B" on the Plan of Highland Park, of record in Plat Book 974, Page 33, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Hollace McKinley and wife, Myrna McKinley, by Special Warranty Deed dated March 1, 2004, from Wells Fargo Bank Minnesota, N.A. as Trustee for Delta Funding Home Equity Loan Trust 1998-3, as of record in Instrument No. 20040305-0025576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2914 Morningside Drive, Nashville, TN 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 our hands this 5th day of April, 2005.

Hollace McKinley

Myrna McKinley

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 Hollace McKinley and Myrna McKinley, 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 5th day of April, 2005.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

