Box 13 #9752

Davidson County DEEDWARR
Recvd: 05/17/05 11:19 2 pg:
Fees:13.00 Taxes:680.80
20050517-0055478

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. Leland P. Zegelien
1812 Bryce Circle
Nashville, TN 37211

Send Tax Bills to:
Wells Fargo Bank, NA.
11301 Carmel Commons Blvd
#309
Charlotte, NC 28226

Map-Parcel:
Map: 172-15
Group: A
Parcel: 234 CO

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, **June M. Parker, an unmarried person**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leland P. Zegelien* and wife, Traci Zegelien**, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *A.K.A. Paul Zegelien

jmp

LAND in Davidson County, Tennessee, being Lot No. 193 on the Plan of Holt Woods, Section Twelve, of record in Plat Book 9700, page 723, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to June M. Parker by Warranty Deed from Yazdian Construction, Inc., dated March 16, 2001, and recorded at Instrument No. 20010321-0027484, Register's Office for said County.

This is improved property known as: 1812 Bryce Circle, ~~Antioch~~ Nashville, TN ~~37013~~ 37211

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions filed in Book 11096, page 143, said Register's Office, and all matters as shown in the recorded plat and all applicable local government planning, building and zoning regulations.

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 whosoever.

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 10th day of May, 2005.

June M Parker

June M. Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2005, before me personally appeared, June M. Parker, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $184,000.00.

Affiant

Sworn to and subscribed before me
this 10th day of May, 2005.

Notary Public
My Commission Expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006