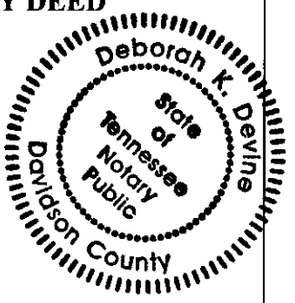
07

REALTY FILE
Box 484

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/04/06 13:13 2 pgs
Fees:13.00 Taxes:462.29



20060804-0095917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,942.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy L. French II	Franklin Amer·can Mortgage	83-13-351
(NAME)	(NAME)	
410 S 15th Street	501 Corporate Centre Dr, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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,* The Estate of Rosa L. Parrish, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andy L. French II, unmarried, 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:

***MARION JENKINS, EXECUTRIX OF**

Being the southerly 65 feet 11 inches of the easterly 150 feet of Block "X" on the plan of the subdivision of the Home Place of Mrs. Eliza M. Lindsley, deceased, as of record in Plan Book 2, Page 92, Chancery Court, Nashville, Tennessee.

Said part of Block "X" fronts 65 feet 11 inches on the westerly side of South 15th Street and runs back between parallel lines with the northerly margin of Shelby Avenue 150 feet to a dead line.

Being the same property conveyed to Rosa L. Parrish, by Warranty Deed dated September 11, 2001, from AHR Development, Inc., as of record in Instrument Number 20010921-0102594, Register's Office for Davidson County, Tennessee. The said Rosa L. Parrish having since died testate (Probate Docket no. 06P-394) on January 8, 2006. The court ordered on July 14, 2006, approving and ordering sale by the Executrix pursuant to T.C.A. § 30-2-4.02.

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

unimproved ☐

This is improved ☒ property, known as 410 S 15th Street, Nashville, 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 my hand this 31st day of July, 2006.

The Estate of Rosa L. Parrish

Marion Jenkins

By: Marion Jenkins, Executrix

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 Marion Jenkins,* 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.

*Executrix of the Estate of Rosa L. Parrish

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2006.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067