Davidson County DEEDWARR
Recvd: 12/21/06 14:40 3 pgs
Fees:18.00 Taxes:1997.63
20061221-0157615

WARRANTY DEED

FROM: NORMAN GARY PARKS, SR. and DIANE ALLEN PARKS
TO: JOEL A. PEZZANO

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel:
JOEL A. PEZZANO 2005 Cedar Lane Nashville, TN 37212	New Owner	Map 117-3 Parcel 54 16DA-00660

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $539,900.00.

AFFIANT

SWORN TO and subscribed before me, this 15 day of December, 2006.

01-24-09
MY COMMISSION EXPIRES:

NOTARY PUBLIC

CLYDE PAUL HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, NORMAN GARY PARKS, SR. and DIANE ALLEN PARKS, hereinafter called "Grantors", have this day bargained and sold, and does hereby transfer and convey unto JOEL A. PEZZANO, hereinafter called "Grantee", his heirs, personal representatives, successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

PROPERTY DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the single, and the use of any gender shall be applicable to all genders.

THIS is improved property known as 2005 Cedar Lane, Nashville, TN 37212.

WITNESS my hand this 15 day of December, 2006.

NORMAN GARY PARKS, SR.

DIANE ALLEN PARKS

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 NORMAN GARY PARKS, SR. and wife, DIANE ALLEN PARKS, 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 16 day of December, 2006.

01-24-09
MY COMMISSION EXPIRES:

NOTARY PUBLIC

CLYDE PAUL HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, described as follows:

Being part of Lot No. 20 on the map of Richard M. Atkinson's lots on Cedar Lane, not of record, and described as follows:

Beginning at a point in the southerly margin of Cedar Lane, 192 feet west of the southwest corner of Cedar Lane and Hazelwood Avenue, as shown on the plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said county, being the northwest corner of the property conveyed to Drury P. Allen and wife, Vera Opal Allen, by deed from A. D. Hagerty and wife, of record in Book 1290, page 45; said Register's Office, said point being the common northerly corner of Lots Nos. 20 and 21 of said Richard M. Atkinson's lots; thence with the westerly line of said Drury P. Allen property, southerly 393.5 feet to a point; thence easterly 5 feet to the westerly line of a 5 foot strip conveyed to said Drury P. Allen by deed from Valli H. Rogers, of record in Book 1248, page 85, said Register's Office; thence in a southerly direction, along the westerly line of said strip, 175.9 feet to a point in the northerly margin of the Tennessee Central Railroad right-of-way, said point being 15 feet northwest of the southwest corner of Lot No. 21 on said plan of lots; thence in a northwesterly direction, along the northerly margin of said right-of-way, 111.8 feet to the common corner of Lots Nos. 19 and 20; thence in a northerly direction, and with the dividing line between Lots Nos. 19 and 20, 500 feet to a point in the southerly margin of Cedar Lane; thence with the southerly margin of Cedar Lane, in an easterly direction 100 feet to the point of beginning.

Subject to a certain agreement for dedication of easement for sanitary sewer and/or storm drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, and all other deeds, conveyances and easements of record, including, but not limited to a conveyance to the Tennessee Department of Transportation in connection with State Project 19014-2106-44 (I-440).

Being the same property conveyed to Norman Gary Parks, Sr. and Diane Allen Parks, by Deed from Garland Augustus Morrow, Mrs. Edwin W. Biederman, and Cornelius Earl Morrow, being the only surviving heirs of Grady C. Morrow, and Cecil D. Branstetter and W. E. Morrow, Co-Executors of the Estate of Grady C. Morrow, of record in Book 6336, page 893, Register's Office for Davidson County, Tennessee.

There is INCLUDED in the above described tract, BUT EXCLUDED THEREFROM the following property conveyed to the State of Tennessee by Warranty Deed from John V. Owen and Harriet Owen Morrow, of record in Book 4745, page 860, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the west boundary of this property, said point being south 10 degrees 30 minutes west 325 feet from the intersection of the said west boundary and the south margin of Cedar Lane, said intersection being east 800 feet from the east margin of Hillsboro Road; thence south 39 degrees 16 minutes east 117.9 feet to a point; thence south 12 degrees 02 minutes west 166.4 feet to a point in the north right of way of the Tennessee Central Railroad; thence along the said north right of way northwestwardly along a curve left having a radius of 1,482.4 feet for 111.5 feet to a point in the said west boundary; thence along the said west boundary north 10 degrees 38 minutes east 171.5 feet to the point of beginning and containing 14,946 square feet

BEING the same property conveyed to NORMAN GARY PARKS, SR. and DIANE ALLEN PARKS by deed from GARLAND AUGUSTUS MORROW, MRS. EDWIN W. BIEDERMAN, and CORNELIUS EARL MORROW, being the only surviving heirs of GRADY C. MORROW, and CECIL D. BRANSTETTER and W.E. MORROW, Co-Executors of the Estate of GRADY C. MORROW, of record in Book 6336, Page 893, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212