Davidson County DEEDWARR
Recvd: 01/17/07 13:53 2 pgs
Fees:13.00 Taxes:317.83

20070117-0006890

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19 DAY OF January, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

JEANNE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Sheridan and Jessica Sheridan 3221 Lakeford Drive Nashville, TN 37214	New Owner	Map 108-08 Parcel 164

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,

Steven W. Parks, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sean Sheridan and wife, Jessica Sheridan

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:

BEING LOT NO. 63-B, ZONE LOT DIVISION OF LOTS 31 AND 63, EAST LAKE SUBDIVISION, SECTION THREE, OF RECORD IN BOOK 5800, PAGE 217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICK PENDERGRAST FROM JULIANA MIRACLE DATED AUGUST 4TH, 2006, BY DEED OF RECORD IN INSTRUMENT NUMBER 20060804-0095251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS THEN CONVEYED TO STEVEN W. PARKS BY QUITCLAIM DEED FROM RICK PENDERGRAST, DATED APRIL 27, 2006, AND OF RECORD IN INSTRUMENT NUMBER 20061025-0132474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 5800, Page 217, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 6005, Page 147, Book 6079, Page 648, and in Book 5800, Page 217, Register's Office for Davidson County, Tennessee.

This is Improved property known as: 3221 Lakeford Drive, Nashville, TN 37214
(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(s) this 9th day of January, 2007.

Steven W. Parks

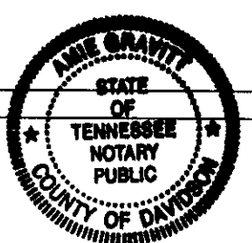
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Steven W. Parks, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2007.

NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES:
SEPTEMBER 25, 2010

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076