WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/07 09:53 3 pgs
Fees:18.00 Taxes:510.60
20071114-0133431

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$138,000.00.**

Affiant

Subscribed and sworn to before me this 9th day of November, 2007

Notary Public
My Commission expires: 8/12/12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ashleigh Marie Suarez	ABN AMRO Mortgage Group, Inc.	105-11-0-136.00
827 Horner Avenue	P.O. Box 57068	
Nashville, TN 37204	Irvine, CA 92619-7068	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carrie Washington, Executrix for the Estate of Edward L. Parks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ashleigh Marie Suarez, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 35 on the plan of Allison Subdivision, of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 35 fronts 50 feet on the easterly side of Allison Place, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Edward L. Parks, by deed from Walter E. Seifert, Sr., on August 31, 1974, of record in Book 4850, page 562, Register's Office for Davidson County, Tennessee. The said Edward L. Parks having since died on May 18, 2007, leaving a Last Will and Testament, Case No. 07P1160, Probate Court of Davidson County, Tennessee. Said real property was made part of the estate and the executor was granted powers set forth in Tennessee Code Annotated § 35-50-110.

The property is subject to the following:

- Taxes and assessments for the year 2008 in the estimated amount of $1,280.37 and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 105-11-0-136.00.
- Subject to all matters as shown on the Plan of record in Book 547, page 74, Register's Office Davidson County, Tennessee.

This is improved property known as: **1812 Allison Place, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 9, 2007.

The Estate of Edward L. Parks

BY: Carrie B Washington
Carrie Washington, Executrix

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of November, 2007, before me, appeared **Carrie Washington,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the **Executrix** of **the Estate of Edward L. Parks,** and that said instrument was signed and sealed in behalf of said estate by authority the Last Will and Testament and said **Carrie Washington**, acknowledged said instrument to be the free act and deed of said estate.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/10/10

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

(Seal)

