PLEASE RETURN TO: AMTITLE & ESCROW
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

20B

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF **MAY, 2008.**

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES CLIMER, ET UX	SunTrust Mortgage, Inc.	**148-07-0-197.00**
(NAME) **127 BAKERTOWN ROAD**	(NAME) 901 Semmes Avenue	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **DANIEL D. PARR AND WIFE, LORI R. PARR, FORMERLY LORI GUSTAFSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES CLIMER AND WIFE, HAZEL CLIMER,** 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:

Land in Davidson County, Tennessee, being Lot No. 8B on the Plan of Bakertown Gardens, Section One, as of record in Book 5800, page 135, amended in Book 6900, page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel D. Parr and Lori Gustafaon by deed dated June 24, 1999 of record in Book 11556, page 56, Register's Office for Davidson County, Tennessee.

Lori Gustafson, Lori Gustafaon and Lori R. Parr are one and the same person.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 5800, page 135 and amended in Book 6900, page 245 and restrictions of record in Book 6403, page 363, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **127 BAKERTOWN ROAD, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 05/21/08 13:56 2 pgs
Fees:13.00 Taxes:321.53

20080521-0052228

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 our hands this 16th day of **May, 2008**.

DANIEL D. PARR

LORI R. PARR

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 **Daniel D. Parr and Lori R. Parr,** the bargainors, 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 office this 16th day of May, 2008.

My commission expires: **August 23, 2011**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN