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THIS DOCUMENT PREPARED BY (AND/AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1683

Davidson County DEEDWARR
Recvd: 05/21/08 14:21 2 pgs
Fees:13.00 Taxes:551.30
20080521-0052272

Property Address: 1535 Douglas Avenue, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kristina Hadsall, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Melanie T. Parks,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition of record in Book 332, (erroneously listed in prior conveyance as 322) Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in 332, Page 91, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from James W. Bryant and wife, Debra Bryant, dated September 30, 2004, and recorded October 4, 2004, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20041004-0119296.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 16th day of May, 2008.

_____{Seal}
Kristina Hadsall

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 16th day of May, 2008, before me the undersigned officer, personally appeared Kristina Hadsall, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 9·19·09

Grantee's Name, Address, Phone:
Melanie T. Parks
1535 Douglas Avenue
Nashville, TN 37206

Map and Parcel No: 072-14-0-228.00

SEND TAX STATEMENTS TO:
Pinnacle National Bank
211 Commerce Street, Suite 300
Nashville, TN 37201

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Emily Mary

Subscribed and sworn to before me this 16th day of May, 2008.

_____
Notary Public
My Commission expires: _____

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010