WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-FSBO-10-3801

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin M. Amaral	new owner	
701 Maplewood Lane (ADDRESS)	(NAME)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	61-14-117.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF HELEN SUE PARSONS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN M. AMARAL AND LAURA J. AMARAL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE SOUTHEAST PART OF LOT NO. 73 ON THE MAP OF MAPLEWOOD HOME TRACT, OF RECORD IN BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 73 FRONTS 60 FEET ON THE WEST SIDE OF BURRUS STREET OR AVENUE AND EXTENDS BACK BETWEEN LINES 133.6 FEET, MORE OR LESS, ON THE NORTH LINE AND 125.0 FEET, MORE OR LESS, ON THE SOUTH LINE (SAID SOUTH LINE ALONG NORTH MARGIN OF GILLOCK STREET) TO A DEAD LINE IN THE REAR, MEASURING 60.6 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HELEN SUE PARSONS AND ROSE CHRISMAN BY WARRANTY DEED FROM JOE C. NAPPER AND WIFE, EARLDINE NAPPER, RECORDED ON THE 14TH DAY OF SEPTEMBER, 1964 IN DEED BOOK 3811, PAGE 431, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ROSE CHRISMAN HAVING DIED SEPTEMBER 21, 1994 LEAVING SAID PROPERTY TO HER ONLY HEIR AT LAW HELEN SUE PARSONS PER THE AFFIDAVIT OF HEIRSHIP FILED June 10, 2010 OF RECORD IN INSTRUMENT NO. 20100610-0045248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID HELEN SUE PARSONS HAVING DIED JANUARY 4, 2010. LISA TRIPP SIGNING AS EXECUTRIX PER THE PROBATE DOCUMENTS FILED FOR THE ESTATE OF HELEN SUE PARSONS DOCKET # 10P395 DAVIDSON COUNTY PROBATE COURT.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 421, PAGE 174; COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3801 Burrus Street, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100035416 DEEDWARR
Recvd: 06/10/10 14:26 2 pgs
Fees:13.00 Taxes:192.40
20100610-0045249

Witness my/our hand(s) this 1st day of June, 2010.

Estate of Helen Sue Parsons

BY: Lisa Tripp
Lisa Tripp, Executrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of June, 2010, before me personally appeared Lisa Tripp, Executrix of the Estate of Helen Sue Parsons, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 1st day of June, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903