WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031083 DEEDWARR
Recvd: 04/30/12 09:00 2 pgs
Fees:13.00 Taxes:277.50
20120430-0036394

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNY PARKER	SAME	MAP 43-13 PAR 365
(NAME)	(NAME)	
252 ELM STREET		
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **ALAN BUCK**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNY PARKER, and wife, LAMAR PARKER**, 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. 25 of Block "I" on the Plan of Forest Park Subdivision of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to ALAN BUCK by deed of record in Instrument No. 20090904-0083622 Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is unimproved property, known as 252 ELM STREET, MADISON, TN 37115
(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 this 26th day of April, 2012.

Alan Buck
ALAN BUCK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ALAN BUCK the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2012.

Commission expires: 10-28-2015

Notary Public

