WARRANTY DEED

BOOK 1837 PAGE 924

Address New Owner as follows:	Send Tax Bills To:	Map - Parcel No.
Mr. Thomas P. Parker	Mr. Thomas P. Parker	60-8 12
3000 Dickerson Road	3000 Dickerson Road	and
Nashville, Tennessee 37207	Nashville, Tennessee 37207	60-8 13

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HARDAWAY CONSTRUCTION COMPANY, a partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway Jr., has this day bargained and sold, and does hereby transfer and convey unto THOMAS P. PARKER and wife, GERALDINE YORK PARKER, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Being Lot No. 71 on the plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office for said County.

Said Lot fronts 185.0 feet on the northerly margin of Hillhurst Drive and extends back 229.4 feet on the westerly side and 184.2 feet on the easterly side to a line on the rear on which it measures 205 feet.

TRACT II:

Being Commercial Lot On the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office for said County.

BEGINNING at a concrete monument in the northerly margin of Hillhurst Drive, the common corners of Lots 71 and the herein described tract; thence leaving said road in a northerly direction 184.2 feet to a concrete monument; thence in an easterly direction with the northerly line of the herein described tract, 391 feet to a concrete monument in the westerly margin of Dickerson Pike; thence with said road, south 11° 05' west 170 feet to a point in the beginning of a curve to the right; thence around said curve 31.42 feet to a concrete monument in the northerly margin of Hillhurst Drive; thence in a westerly direction with said road, 159.4 feet to a concrete monument; thence continuing with said road 167.5 feet to a concrete monument, the point of beginning.

Being part of the property conveyed to Hardaway Construction Company, a partnership, by deed from Maude M. Robinson, as of record in Book 4772, page 991, said Register's Office.

This is improved property known as 3000 Dickerson Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas P. Parker and wife, Geraldine York Parker, their heirs and assigns, forever. Hardaway Construction Company, a partnership composed of L. H. Hardaway Sr. and L. H. Hardaway Jr. covenants that they are law-

prepared by:
Dearborn & Ewing
mail to: 9th Floor Parkway Towers

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

The actual consideration or value whichever is greater, for this transfer is _____.

Affiant

Subscribed and sworn to before me this the 24 day of July 1974.

Notary Public

My Commission Expires: 3/8/78

fully seized and possession of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except:

1. Taxes for the year 1974 which have been pro rated as of the date of this deed and payment thereof assumed by purchaser.

2. Restrictions filed for record in Book 2485, page 306, R.O.D.C. Tenn.

3. Recorded plan shows Owner's Certificate, a 40 feet set-back line from Hillhurst Drive, 20 foot easement for public utilities and access along the northerly line and a 10 foot easement for same along the easterly line. (Affects Tract I)

4. Recorded plan shows Owner's Certificate, a 20 foot easement for public utilities and access along the northerly and westerly lines, two anchor easement measuring 3 x 15 feet, one in the approximate center of the southerly line and one in the southeasterly corner of said lot. (Affects Tract II)

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Thomas P. Parker and wife, Geraldine York Parker, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this the 24 day of July 1974.

HARDAWAY CONSTRUCTION COMPANY, partnership

BY L. H. Hardaway Sr.

BY L. H. Hardaway Jr.

C 647700

IDENTIF. REFERENCE T

JUL 25 3 16 PH '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 25 74	CONV	90,000.00		
JUL 25 74	CONV	65,000.00		
JUL 25 74	S'TAX		A* 403.00	
JUL 25 74	PR'FEE		A* .50	
JUL 25 74	W'DEED		A* 4.00	* 407.50

STATE OF TENNESSEE }

COUNTY OF DAVIDSON. }

Personally appeared before me, B. D. Wright, a Notary Public in and for said County and State, the within named L. H. Hardaway Sr. and L. H. Hardaway Jr., the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of July 1974.

B. D. Wright
Notary Public

My Commission Expires: 2-8-78