PLL 42

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| Robert Parrish & wife<br>Debra J. Parrish<br>629 Piccadilly Row<br>Antioch, TN 37013 | Lomas & Nettleton<br>2001 Bryan Tower<br>Dallas, TX 75201 | Map 149-2-A<br>Parcel 46<br>F.B. 2D-74408 |

GENERAL WARRANTY DEED BOOK 7288 PAGE 815

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BRUCE WESNOFSKE and wife, DIMPLES WESNOFSKE, ("Grantors") have bargained and sold, and by these presents do transfer and convey unto ROBERT PARRISH and wife, DEBRA J. PARRISH, ("Grantees") their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 2nd day of July, 1987.

Notary Public

1-10-89
My Commission Expires

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging

to the said Grantees, their heirs, successors and assigns, forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Grantees, by accepting this Deed subject to the Deed of Trust of record in Book 6762, page 239, Register's Office for Davidson County, Tennessee, which Deed of Trust secures a Deed of Trust Note dated December 31, 1985, in the original principal sum of Seventy Four Thousand Four Hundred Fifty and No/100 ($74,500.00) Dollars, payable to the order of The Lomas & Nettleton Company, hereby agree to pay all sums that are due and owing under the Deed of Trust and the Deed of Trust Note, and hereby hold harmless Grantors from any and all loss or damage incurred as a result of the failure to make such payments, including all attorneys' fees, costs and expenses incurred by Grantors in enforcing this indemnity. This agreement shall be binding upon the Grantees and their heirs, successors and assigns.

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 2 day of July, 1987.

GRANTORS:

Bruce V. Wesnofske

BRUCE V. WESNOFSKE

Dimples Wesnofske

DIMPLES WESNOFSKE

GRANTEES:

Robert Parrish

ROBERT PARRISH

Debra J. Parrish
DEBRA J. PARRISH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, BRUCE V. WESNOFSKE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of July, 1987.

Notary Public

My commission expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, DIMPLES WESNOFSKE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of July, 1987.

Notary Public

My commission expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, ROBERT PARRISH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of July, 1987.

Notary Public

My commission expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, DEBRA J. PARRISH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of July, 1987.

Notary Public

My commission expires: 1-10-89

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, pages 720, 721, and 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Bruce V. Wesnofske and wife, Dimples Wesnofske, by Deed from Thomas H. O'Hara and wife, Toni R. O'Hara, of record in Book 6762, page 236, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. 1987 Metropolitan Government of Nashville and Davidson County, Tennessee real property taxes, a lien, but not yet due and payable.

2. Restrictions of record in Book 6236, page 683, page 409, and Book 6295, page 520, all of the Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 6518, pages 184 and 190, Book 6496, pages 100 and 114, all of the Register's Office for Davidson County, Tennessee.

4. All those items shown on the Plan of record in Book 5200, pages 720, 721 and 722, Register's Office for Davidson County, Tennessee. The Plan shows a 30 foot minimum building setback line from Piccadilly Row, and 20 foot from the rear lot line, and an 8 foot building envelope line from the easterly lot line and the westerly lot line, and a 10 foot utility and drainage easement along the rear lot line, and a 5' x 25' anchor easement located on the southeasterly corner of the lot.

5. Deed of Trust dated December 31, 1985, executed by Bruce V. Wesnofske and wife, Dimples Wesnofske, to Jess Hay, Trustee for the Lomas & Nettleton Company, filed for record January 14, 1986 at 1:26 p.m., and recorded in Book 6762, page 239, Register's Office for Davidson County, Tennessee, to secure the payment of one note dated December 31, 1985, in the original principal amount of $74,450.00, payable according to the terms and conditions contained therein.

6. This is a subdivision lot and thus, if improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed as defined by statute, pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.

43079
IDENTIFICATION REFERENCE
JUL 6 3 39 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7288 PAGE 820

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 830[illegible].00- RAMT. | |
| | | | 232.40 CSTAX | |
| | | | .50 PROBF | |
| | | | 15.00 TDEED | |
| | | VD | 15.00- TDEED | |
| | | | 15.00 TDEED | |
| | | | CHECK 247.90- | |
| | | | 6823A07/06/87 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4307.9

IDENTIFI REFERENCE

JUL 6 3 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101063