THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kenneth L. Jones, et ux. c/o Kenneth Jones Company, Inc. P.O. Box 8056 Nashville, Tennessee 37207	Same	17 P/o Par 41.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DENNIS H. PARKER and wife, MARY N. PARKER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said KENNETH L. JONES and wife, JESSICA K. JONES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a 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 the Tenth Civil District of Davidson County, Tennessee, being Tract No. 1 of the subdivision of a 15.13 acre tract owned by Dennis H. Parker and wife, Mary N. Parker, described according to a survey dated April 7, 1989 by Joe M. Cummings, registered land surveyor, No. 1513 (Job No. 89-036(S)-011, as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, said point being 960 feet, more or less, West of the intersection of Lickton Pike and Freeman Hollow Road, a corner to the property of James A. Ridley, Jr., et ux., of record in |Deed Book 6436, page 321, said Register's Office; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12° 34' 56", a radius of 1,456.40 feet a tangent of 160.67 feet at a length of 268.47 feet to an iron pin; thence, leaving said margin of said Lickton Pike, North 4° 36' 20", East 300.00 feet to an iron pin; thence, North 71° 43' 18", East 311.90 feet to an iron pin; thence, North 44° 18' 34" E, 178.58 feet to an iron pin; thence, South 12° 47' 05" East with the properties of Marvin E. Tait, et ux., and First American National Bank of Nashville 182.40 feet to an iron pin; thence, South 11° 25' 25", West 97.40 feet to an iron pin; thence, South 60° 30' 09", West 394.37 feet to an iron pin; thence, South 5° 52' 01", West 392.40 feet to the point of beginning and containing 5.04 acres, more or less.

BEING a part of the same property conveyed to DENNIS H. PARKER and wife, MARY N. PARKER by deed from Joseph E. Johnson and wife, Nannie Johnson by deed of record in

Book 3701, page 333, Register's Office for Davidson County, Tennessee.

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 DENNIS H. PARKER and wife, MARY N. PARKER, the GRANTORS, do covenant with the said GRANTEES, that they lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for 1989 taxes which are lien, but not yet due and payable, which have been prorated between the parties and which will be paid by the Escrow Agent, when due.

The following Restrictive Covenants shall apply to the property hereinabove described, shall be covenants running with the land, and shall apply to the GRANTEES, their heirs, personal representatives and assigns:

1. All residential homes must contain a minimum of 1500 square feet on the main floor, excluding garages, carports and breezeways.

2. No mobile homes or modular homes shall be permitted on the property, temporarily or permanently.

And DENNIS H. PARKER and wife, MARY N. PARKER, the GRANTORS, do further covenant and bind themselves, 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.

WITNESS our hands on this the 2nd day of June, 1989.

Dennis H. Parker
DENNIS H. PARKER

Mary N. Parker
MARY N. PARKER

39042

IDENTIFICATION

JUN 6 3 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis H. Parker and wife, Mary N. Parker, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 2nd day of June, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

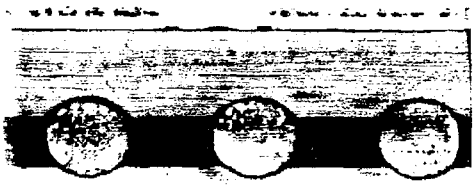
The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Kenneth L. Jones
Affiant

Sworn to and subscribed before me, this the 2nd day of June, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990



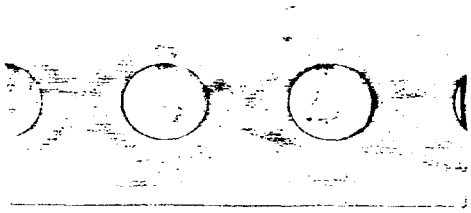
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 641

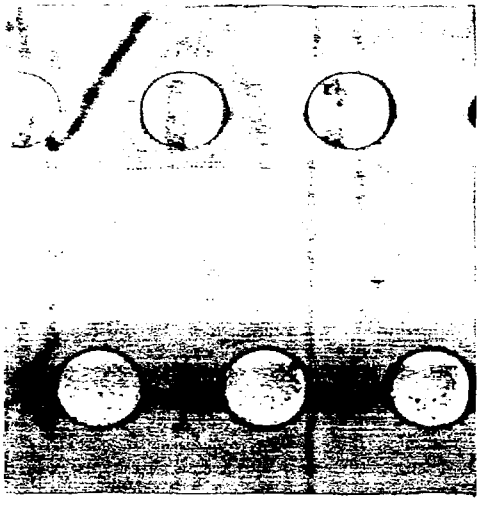


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	35000.00
CON TX	115.50
PRFEE	0.50
WDEED	9.00
TOTAL	~~125.00~~
CHECK	~~125.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/89 01 15:13 0001 2445

39042

IDENTIFICATION REFERENCE

JUN 6 3 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216804