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.
Gayle G. Ballou 1285 Lowes Lane Goodlettsville, TN 37072	Same	17 P/O par 41 Is

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 GAYLE G. BALLOU, hereinafter referred to as the "GRANTEE", his 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 or land in the Tenth Civil District of Davidson County, Tennessee, being Tract No. 2 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 1,280.05 feet, more or less, West of the intersection of Freeman Hollow Road and Lickton Pike, a corner to the A. C. Berry Subdivision of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee; thence, with the easterly boundary line of the A. C. Berry Subdivision of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee, North 4° 36' 20", East 914.58 feet to an iron pin; thence, South 79° 36' 30", East 571.40 feet to an iron pin in the line of Marvin E. Tait, et. ux.; thence with the line of Tait, South 12° 47' 05", East 83.14 feet to an iron pin; thence South 44° 18' 34", West 178.58 feet to an iron pin; thence, South 71° 43' 18" West 311.90 feet to an iron pin; thence, South 36° 06' 03", West 271.63 feet to an iron pin; thence, South 4° 36' 20", West 300.00 feet to an iron pin in the northerly margin of Lickton Pike; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12° 34' 56", a radius of 1,457.40 feet, a tangent of 160.67 feet and a length of 51.58 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.

This conveyance is made subject to an easement for ingress and egress and utilities, this date granted to ANDREW D. EAGAR and wife, E. DIANE EAGAR by deed recorded simultaneously herewith, said easement being more specifically and particularly described as follows, to wit:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, a corner to the A. C. Berry Subdivision, of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee; thence, with a line of the A. C. Berry Subdivision, North 4° 36' 20", East 301.44 feet to a point; thence, North 36° 06' 03", East 492.60 feet to a point; thence, North 13° 33' 22", West 181.84 feet to a point in the southerly margin of the subdivision of the Dennis H. Parker and Mary N. Parker property; thence, South 79° 36' 30", East 54.71 feet to a point; thence, South 13° 33' 22", East 182.77 feet to a point; thence, South 36° 06' 03", West 230.00 feet to an iron pin; thence, South 36° 06' 03", West 271.63 feet to an iron pin; thence, South 4° 36' 20", West 300.00 feet to an iron pin in the northerly margin of Lickton Pike; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12° 34' 56", a radius of 1,457.40 feet a tangent of 160.67 feet and a length of 51.58 feet to the point of beginning, said easement being 50 plus feet in width.

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, his heirs and assigns, forever.

And DENNIS H. PARKER and wife MARY N. PARKER, the GRANTORS, do covenant with the said GRANTEE, 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 as follows:

1. 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.

2. Easement for ingress and egress granted to ANDREW D. EAGAR and wife, E. DIANE EAGAR, as hereinabove set forth.

3. An agreement for easements and water line relocation recorded simultaneously herewith.

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.

3. In the event the GRANTEE or his heirs, personal representatives or assigns desires to build any improvements on the property hereinabove described, no building structure shall be erected closer than 30 feet from the north property line west of the driveway.

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 GRANTEE, his 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

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 $16,000.00.

Gale G Ballard
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

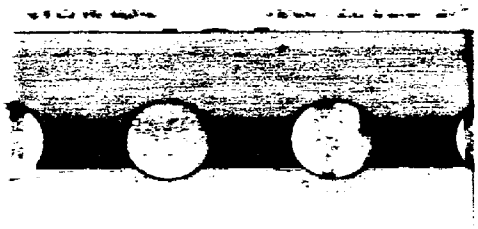
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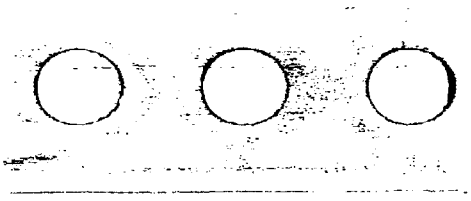
IDENTIFICATION

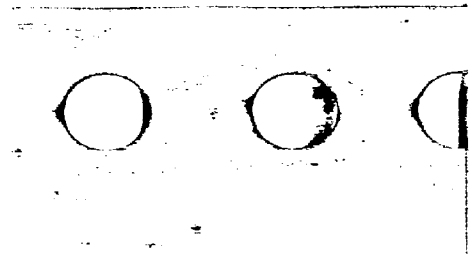
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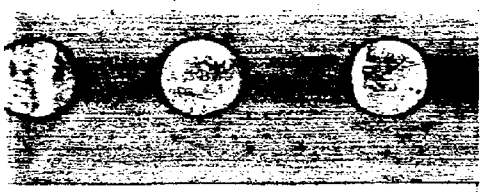
FELIX Z. WILSON CTY REGISTER
DAVIDSON COUNTY, TN

46 06/06 0101 03CHECK 62.00









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 645

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	16000.00
CON TX	52.80
PRFEE	0.50
MTGFEE	9.00
TOTAL	62.30
CHECK	62.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/89 01 15:14 0001 2446

39043

IDENTIFICATION REFERENCE

Jun 6 3 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216895