THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Roy + Ann Parker 5818 Vineridge Dr. 37209	Same	Map 67 Parcels 84 & 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid to the undersigned, the receipt of which amount is hereby acknowledged, we, JAMES W. STEWART and wife, SYBIL STEWART, the Grantors herein, have this day bargained and sold, and do by these presents transfer and convey unto Roy W. Parker and Ann Parker, their heirs and assigns, the Grantees herein, all their right, title, and interest in the following described tracts of land, being more particularly described as follows, to-wit:

LAND DESCRIBED IN EXHIBIT A

TO HAVE AND TO HOLD the above-described tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And we, James W. Stewart and wife, Sybil Stewart, the Grantors herein, do covenant with the said Grantees that we are lawfully seized and possessed of a one-half (1/2) interest in said land in fee simple, have a good right to convey it, and the same is unencumbered except for an existing deed of trust to Stephen C. Baker, Trustee, of record at Book 5992, page 813, Register's Office of Davidson County, Tennessee. And said Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said one-half (1/2) interest to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, we hereunto affix our signatures on this the 15 day of June, 1990.

James W. Stewart
JAMES W. STEWART

Sybil Stewart
SYBIL STEWART

EXHIBIT A

TRACT NO. 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tracts Nos. 12, 13, 14 and 15 of the Edie I. Bateman Farmer heir's lands, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Jones and Moore Company, Inc., Dickson, Tennessee, dated March 31, 1975, as follows:

Said Tract 12 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being in the common corner of Tract 11 and Tract 12; thence South 36° 00' East 1130.31 feet to an iron pin; thence North 42° 51' East 173.00 feet to an iron pin; thence along the common boundry between Tract No. 12 and Tract No. 13 North 35°59' West 1096.86 feet to an iron pin in the Southerly margin of Old Hickory Boulevard; thence South 53°59' West 170.00 feet along the southerly margin of Old Hickory Boulevard, to the point of beginning, said Tract containing 4.34 acres, more or less.

Said Tract No. 13 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being the common corner of Tract No. 12 and Tract No. 13; thence South 35°59' East 1096.86 feet to an iron pin; thence North 42°51' East 209.07 feet to an iron pin; thence North 1°16' East 20.00 feet to an iron pin; thence along the common boundry between Tract No. 13 and Tract No. 14, North 35°50' West 1040.61 feet to an iron pin on the southerly margin of Old Hickory Boulevard, thence South 53°59' West 220.00 feet along the southerly margin of Old Hickory Boulevard to the point of beginning, said tract containing 5.35 acres, more or less.

SAID Tract No. 14 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being the common corner of Tract No. 13 and Tract No. 14; thence South 35°50' East 1040.61 feet to an iron pin; thence North 1°16' East, 418.00 feet to an iron pin; thence along the common boundary between Tract No. 14 and Tract No. 15 North 35°51' West 708.07 feet to an iron pin on the southerly margin of Old Hickory Boulevard; thence South 53°59' West 252.00 feet along the southerly margin of Old Hickory Boulevard to the point of beginning, said Tract containing 5.05 acres, more or less.

SAID Tract No. 15 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said iron pin being the common corner of Tract No. 14 and Tract 15; thence South 35°51' East 708.07 feet to an iron pin; thence North 1°16' East 950.18 feet to an iron pin on the southerly margin of Old Hickory Boulevard; thence along a curve to the right having a radius of 964.69 feet a distance of 352.20 feet to a point on the southerly margin of Old Hickory Boulevard; thence South 53°59' West 226.10 feet to the point of beginning, said Tract containing 4.43 acres, more or less.

All of the above land was conveyed to Roy W. Parker and James W. Stewart by William M. Farmer, Henry B. Farmer, Madaleine Farmer LaVoi, Thelma Farmer Prentice, Arthur U. Jones, Jr., Clarence B. Jones, and Martha Jones Creekmur by deed of record in Book 4930, page 855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all applicable zoning laws, building restrictions, easements, and streets or roads crossing the subject property.

TRACT NO. 2: LAND in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a partial survey made by Lewis D. Justice, Surveyor, March 23, 1944, as follows:

BEGINNING at a point in the center of the Old Hyde's Ferry Pike, the northwest corner of the property conveyed to C. W. Burns and wife, by deed of record in Book 1264, page 167, Register's Office for said County; thence with the center of said Pike, south 83°55' west 175.9 feet to a point, north 89°45' west 145.1 feet, north 84°20' west 106.9 feet, south 86°15' west 357.6 feet to a point; thence north 83°55' west 88.3 feet, north 73°20' west 114.4 feet, north 76°30' west 391 feet, north 81° west 228 feet to a point; thence north 87°55' west 511.8 feet to a point in the center of Old Hickory Boulevard; thence south 83°45' west 85 feet to a point in the center of a bridge; thence leaving Hydes Ferry Pike, south 5°20' east 1559 feet to a hackberry; thence south 37°10' west 698.5 feet to a beech in the line dividing the lands of G. W.Tribble; thence with said dividing line, south 39°40' each 553.5 feet to a triple oak; thence south 22°15' east 556 feet to a hickory; thence south 55°5' east 324 feet to a post; thence south 27°45' east 110 feet to a hackberry; thence south 2°40' east 237 feet to a buckeye; thence south 14° 15' east 235 feet to a hickory; thence south 23°55' east 160.3 feet to a locust; thence south 45°40' east 403 feet to a locust; thence south 34°40' east 710 feet to an elm; thence north 74°45' east 220.3 feet to a stake; thence north 53°35' east and passing the northwest corner of the property conveyed to Orman Simpkins and wife, by deed of record in Book 1199, page 484, said Register's Office, 160 feet to a hackberry; thence continuing with Simpkins north line as follows: East 174 feet to a hickory; thence south 70° east 227 feet to a hickory; thence north 80° east 240 feet; thence south 77°5' east 190 feet, south 74° east 598 feet to a point, the low water mark of Cumberland River; thence down said River north 35° east 511 feet, north 28° east 160 feet to a point; north 12°30' east 144 feet to a point; north 23° east 524 feet to a point at low water mark of said River and in the line of the lands of McAdoo; thence continuing with McAdoo's line and leaving said River north 42°30' west 1518 feet to a point; thence north 2°30' west 692.6 feet to a point in the south line of the lands conveyed to C. W. Burns above mentioned; thence along Burns' line as follows: south 77° west 860 feet, north 1° west 324 feet, north 30' west 200 feet and north 1° west 1224 feet to a point of beginning, containing 278.1 acres, more or less, and being the land conveyed to James W. Stewart and Roy W. Parker by The Marco Investment Company, by deed dated March 3, 1966, of record in Book 3993, page 714, Register's Office for Davidson County, Tennessee.

EXCLUSION: Included in the above description, but excluded therefrom for the purposes of this conveyance is the following described land which was conveyed to Robert Clinton Hall and wife, Ruby Louise Hall, by deed from the Marco Investment Company, which deed is of record in Book 3861, page 412, said Register's Office, and which property is described as follows:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Engineers, August 29, 1963, as follows: BEGINNING at a point in the center of the Old Hyde's Ferry Pike, said point being the northwest corner of the property conveyed to C. W. Burns and wife, by deed of record in Book 1264, page 167, Register's Office for said County; thence with Burns western boundary line south 1 degree 49' west 1067.3 feet; thence north 88 degrees 11' west 252.8 feet; thence north 2 degrees 00' east 1046.6 feet to the center of Old Hyde's Ferry Pike; thence with the same, north 87 degrees 03'42" east 250.45 feet to the beginning.

Also included in the above description, but excluded therefrom for the purposes of this conveyance is the following described land which was conveyed to Joseph H. Parker and wife, Marianne P. Parker, by James W. Stewart and Roy W. Parker, by deed dated June 15, 1987, of record in Book 7269, page 476, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, described according to a Boundary Plat made by William M. Keel, Registered Land Surveyor, No. 990, dated February, 1987 as follows:

BEGINNING at an iron pin in the southerly margin of Old Hydes Ferry Pike, said pin being referenced from a spike in the intersection of the centerline of Old Hydes Ferry Pike, with the centerline of Old Hickory Boulevard (in the Scottsboro Community) as follows: Beginning at said spike in the intersection of the centerline of Old Hydes Ferry Pike with the centerline of Old Hickory Boulevard thence; South 87 degrees 55 minutes 00 seconds East, 511.80 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 81 degrees 00 minutes East, 82.40 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 6°47'30" West, 15.49 feet to an iron pin, the point of beginning of this survey; Thence, S 6°47'30" W 66.42 feet to an iron pin thence; S 7°54'24" W 110.37 feet to an iron pin thence; S 48°45'43" E 174.26 feet to an iron pin thence; S 10°08'38" W 461.37 feet to an iron pin thence; S 67°17'56" E 405.20 feet to an iron pin thence; N 6°39'29" E 815.49 feet to an iron pin in the southerly margin of Old Hydes Ferry Pike thence; with the southerly margin of Old Hydes Ferry Pike, N 78°57'56" W 338.36 feet to an iron pin thence; continuing with said margin, along a curve to the left (I - 3°59'38"; R - 2368.48 feet) a distance of 165.09 feet to the point of beginning, containing 7.33 acres, more or less.

This conveyance is made subject to property taxes and all matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named JAMES W. STEWART and wife, SYBIL STEWART, the bargainors, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 15th day of June, 1990.

Jane Cosby
(Notary Public)

My commission expires:
11-10-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $201,248.42, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ray W. Parker
AFFIANT

Sworn to and subscribed before me, on this 15th day of June 1990.

Jane Cosby
Notary Public

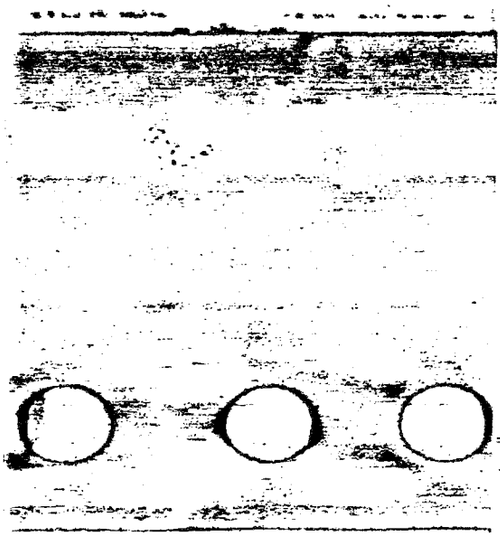
My commission expires:
9-26-92

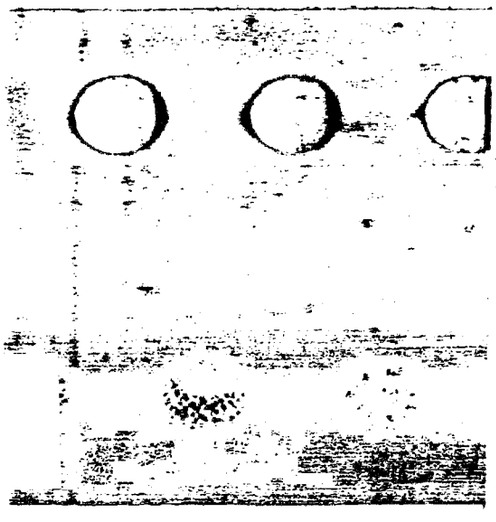
34474

IDENTIFICATION

JUN 15 4 26 PM '90

1049 06/15 0101 03CHECK 947.26





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

RECEIVED OF _____

FOR _____

BOOK 8132 PAGE 742

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 282248.42
CON TX 931.26
PRFEE 1.00
WDEED 15.00
TOTAL 947.26
CHECK 947.26

06/15/90 01 16:27 0001 1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34474

IDENTIFICATION REFERENCE

JUN 15 4 26 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 328692