Prepared by: Glenda Bingham Nashville Tennessee

BOOK 8222 PAGE 245

Address New Owner(s):	Send Tax Bills To:	Tax Information:
Joseph L. Parker	Same	Map: 50
8583 Lewis Road		Group:
Nashville, Tn 37221		Parcel(s): 104

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John Thomas Parker and William B. PArker (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Joseph L. Parker (hereinafter referred to as "Grantee") all of their right, title and interest in property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto. Being the same property conveyed on Book 6204 Page 220 from Clarence W. Cone and Wife, Sue Fite Cone.
This is unimproved property. (SEE EXHIBIT "A", "B", AND "C" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 19 90.

John T. Parker
John Thomas Parker

William B. Parker
William B. Parker

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

2427 10/23 0101 01CASH 12.00

Personally appeared before me, the undersigned, a Notary Public, in and for the said county and state, the within named John T. PArker and William B. Parker the bargainor, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NAshville, Tennessee, this 19th day of October, 19 90.

Glenda S Bingham
Notary Public

My Commission Expires: 1-23-94

66805

IDENTIF. TREFERENCE

Oct 23 11 53 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ -0-
Rebecca K. Parker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE ____ DAY OF ____ 19____.
Deputy Register

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the southeasterly boundary line of tract of land conveyed to J. D. Southerland by deed as record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee and also being the southwest corner of a tract of land conveyed to C. W. Cone and wife, by deed as of record in Book 1847, Page 522, said Register's Office, proceed: N 10° 42' 15" W 487.28 feet to an iron pin; thence, N 33° 51' 47" W 588.50 feet to an iron pin; thence, N 59° 54' 54" E 817.79 feet to a point in the center of a 50' private drive; thence, with the center of said drive, S 29° 57' 45" E 18.50 feet; thence, with a 478.33 foot radius curve to the right 175.33 feet, said curve has a chord bearing and distance of S 19° 27' 37" E 174.35 feet; thence, with a 800.00 foot radius curve to the left 397.76 feet, said curve has a chord bearing and distance of S 23° 12' 18" E 393.67 feet; thence, leaving said drive S 59° 22' 49" W 699.70 feet to the point of beginning and containing 10.01 acres, more or less.

Being part of the same property conveyed to Clarence W. Cone and wife, Sue Fite Cone, by deed from D. O. Holleman and wife, Annie Belle Holleman, of record in Book 1847, Page 522, Register's Office for Davidson County, Tennessee.

EXHIBIT B

The property described in Exhibit A is conveyed subject to the following restrictions:

1. No residence shall be constructed with less than 1500 square fee of living area, excluding garages and porches.

2. All residential buildings must have exterior material to grade (no block foundations left exposed).

3. All residential buildings must be set back at least 125 feet from the private easement center line. All detached buildings must be in the rear of dwelling.

4. No trailer or mobile home, basement house, garage, barn, or other building may be used as temporary or permanent living quarters.

5. The tracts may be used for residential purposes only.

6. There shall be no commercial poultry or swine feeding on any of tracts.

7. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on tracts.

8. These restrictions shall continue in force until the 1st day of January, 1994.

9. Joint easements of ingress and egress and future utility easements will be granted to the purchasers.

The right of enforcement of these restrictions is vested in the owner or owners of tracts 1 through 17 of the unrecorded plat prepared by John D. Spry of Ragan-Smith-Murphy & Associates, Inc., dated November 18, 1983.

Any owner of any of said tracts, or portions thereof shall have the right to compel compliance with said covenants, restrictions or any of them, or to prevent their violation by suit at law or in equity, for damages or injunctive relief.

These restrictions apply only to the 17 tracts or portions thereof identified on the survey. There is no intention of imposing them on any other land owned by C. W. Cone and Sue Fite Cone or Television Corporation of Tennessee, whether adjoining the 17 tracts or located in the vicinity thereof, there being no general plan of all the remaining land. The sellers expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the remaining land owned by sellers which is not embraced within the above restrictions.

EXHIBIT C

The property described in Exhibit A is conveyed subject to the following:

1. Mutual grant of 25' roadway easement of record in Book 6199, page 559, Register's Office for Davidson County, Tennessee, as shown in warranty deed or record in Book 6199, page 559, said Register's Office.

2. A 10' x 20' underground anchor easement as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054.

3. Restrictions as shown on Exhibit B attached hereto.

4. A public utility easement of undetermined width as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054.

5. Utility easement as yet unlocated but not to exceed 20' in width for construction and maintenance of utilities for the benefit of the remaining 16 tracts as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, and for the benefit of land owned by C. W. Cone and wife, Sue Fite Cone, their heirs and assigns, and for Television Corporation of Tennessee.