BOOK 9714 PG 657

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This instrument prepared by:
James R. Cheshire, III, Attorney
Waller Lansden Dortch & Davis
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This transfer is the creation of a tenancy by the entirety by the conveyance from one spouse to another, and as such is exempt from the Tennessee Transfer Tax pursuant to T.C.A. § 67-4-409(a)(3).

Ann M. Parker
Affiant

Sworn to and subscribed before me this 15 day of June, 1995.

Notary Public
My commission expires: 3-2-96

95 JUN 28 PM 12:34
REGISTER
DAVIDSON COUNTY, TN.

0071 180
IDENTIF. ↑ REFERENCE

DEED

Address of New Owner:	Send Tax Bills to:	Map/parcel Nos.
Roy W. Parker and wife, Ann Murphy Parker 5818 Vineridge Drive Nashville, Tennessee 37205	SAME	Map 67 Parcel Nos. 84 and 105

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and for and in further consideration of love and affection, I, ROY W. PARKER, have bargained and sold, and by these presents do hereby transfer and convey unto ROY W. PARKER and wife, ANN MURPHY PARKER, their heirs, representatives and assigns, my right, title and interest in and to that certain one-half undivided interest held by me in my own name in those certain tracts or parcels of land located in Davidson County, Tennessee, more specifically described as follows: to-wit:

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 boundary 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 boundary 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 point 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.

Being the same property conveyed to Roy W. Parker and James W. Stewart by deed from William M. Farmer, Henry B. Farmer, Madaline Farmer LaVoi, Thelma Farmer Prentice, Arthur V. Jones, Jr., Clarence B. Jones, and Martha Jones Creekmur of record in Book 4930, page 855, Register's Office of Davidson County, Tennessee and further being a part of the same property conveyed to Roy W. Parker and Ann Parker (being one and the same person as Ann Murphy Parker) by deed from James W. Stewart and wife Sybil Stewart of record in Book 8132, page 737, said Register's office.

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.

EXCLUSIONS:

Included in the above described Tract No. 2, 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° 49' west 1067.3 feet; thence north 88° 11' west 252.8 feet; thence north 2° 00' east 1046.6 feet to the center of Old Hyde's Ferry Pike; thence with the same, north 87° 03' 42" east 250.45 feet to the beginning.

Also included in the above described Tract No. 2, 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° 55' 00" East, 511.80 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 81° 00' 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, South 6° 47' 30" West 66.42 feet to an iron pin thence; S 7° 54' 24" West 110.37 feet to an iron pin thence; South 48° 45' 43" East 174.26 feet to an iron pin thence; South 10° 08' 38" West 461.37 feet to an iron pin thence; South 67° 17' 56" East 405.20 feet to an iron pin thence; North 6° 39' 29" East 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, North 78° 57' 56" West 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.

The foregoing described Tract No. 2 less the foregoing described first excluded parcel being the same property conveyed to James W. Stewart and Roy W. Parker by deed from The Marco Investment Company of record in Book 3993, page 714, said Register's office, and the foregoing described Tract No. 2 less the foregoing described first and second excluded parcels further being a part of the same property conveyed to Roy W. Parker and Ann Parker (being one and the same person as Ann Murphy Parker) by deed from James W. Stewart and wife Sybil Stewart of record in Book 8132, page 737, said Register's Office.

The foregoing legal description is the same as is contained in the previous deed of record.

This is improved property known as 3886 Old Hickory Boulevard, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

It is the grantor's intention by this instrument to create pursuant to T.C.A. § 66-1-109 an estate by the entireties in and to the interest in said property previously held by the grantor in his name alone such that grantor and grantee shall own as tenants by the entireties the entire interest in such property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 15 day of June, 1995.

Roy W. Parker
ROY W. PARKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ROY W. PARKER, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee on the 15 day of June, 1995.

Karen G. Jones
NOTARY PUBLIC

KAREN A. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 3-2-96

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