THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street, P. O. Box 904
Goodlettsville, Tennessee 37070-0904

mail

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joseph P. Parrish 406 Emmett Avenue Madison, TN 37115	Same as New Owner	P/O Map 17 Parcel 314 Field Book 10D 51975

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, LEWIS E. TOTH and RONALD L. PARRISH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOSEPH P. PARRISH. a single man, 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:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Tract 6: BEGINNING at an iron pin set, the most northwest corner of this tract, in the line of Johnny Ray Brooks, and being a common corner to Tract 7, this survey; thence, with the line of said Tract 7, S. 81. deg. 45 min. 32 sec. E. Passing an iron pin set at 50.77 feet, and in all a total of 1162.56 feet to an iron pin set in the line of William D. Patton; thence, with the line of said Patron, S. 05 deg. 21 min. 25 sec, W. 174.25 feet to an iron pin set in the line of said Patton; thence, N. 81 deg. 45 min. 32 sec. W. 252.82 feet to an existing iron pin, corner to Tom Kirby; thence, with the line of said Kirby, N. 81 deg. 45 min. 32 sec. W. 350.80 feet to an existing iron pin, corner to said Kirby; thence, N. 81 deg. 45 min. 32 sec. W. 237.13 feet to an iron pin set; thence, S. 31 deg. 32 min. 36 sec. W. Passing an iron pin set at 131.35 feet, and in all a total of 310.84 feet to an iron pin set in the northerly line of Charles Spurlock; thence, with the line of said Spurlock, N. 81 deg. 49 min. 19 sec, W. 126.85 feet to an existing iron pin, corner to said Spurlock in the line of Johnny Ray Brooks; thence, N. 01 deg. 43 min. 26 sec. W. 466.70 feet to the beginning, containing 6.00 acres more or less, according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, per re-subdivision dated October 2, 1991.

BEING a part of the same property conveyed to Ronald L. Parrish and Lewis E. Toth by deed from Lewis Toth and wife, Frances A. Toth, of record in Book 9496, page 958, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 5958 Lickton Pike, Goodlettsville, TN 37072.

EASEMENT: GRANTORS further convey to the GRANTEE non-exclusive easements for ingress and egress and for utilities, 50-feet in width, as set forth and described in instruments of record in Book 7861, page 300, Book 9667, pages 620 and 621, and Book 9496, page 958, said Register's Office, to which instruments reference is hereby made for a more complete description of the said easements.

RESTRICTIVE COVENANTS: The following restrictive covenants shall be covenants running with the land and may be enforced by the GRANTORS, or any one of them, or their respective heirs or personal representatives, or by any adjoining property owner for a period of twenty-five (25) years from date hereof:

1. No house trailer shall be permitted on the property described hereinabove, either temporarily or permanently.

2. No house shall be built or moved onto the said property containing less than 1700 square feet, plus garage.

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 WE, the GRANTORS, do covenant with the said GRANTEE, that we are 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. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTORS, when due. The property will be subject to Greenbelt taxes, if and when the property is subdivided.

2. Subject to non-exclusive easements for ingress and egress and for utilities, 50-feet in width, as set forth and described in instruments of record in Book 7861, page 300, Book 9667, pages 620 and 621, and Book 9496, page 958, said Register's Office, to which instruments reference is hereby made for a more complete description of the said easements.

And WE, the GRANTORS, do further covenant and bind ourselves, our 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.

Joinder of Spouse: FRANCES A. TOTH, wife of LEWIS E. TOTH, and DARLENE PARRISH, wife of RONALD L. PARRISH, join in this conveyance to convey any and all right, title or interest which they may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 24th day of August, 1995.

"GRANTORS"

Lewis E. Toth
LEWIS E. TOTH

Ronald L. Parrish
RONALD L. PARRISH

Frances A. Toth
FRANCES A. TOTH

Darlene Parrish
DARLENE PARRISH

"GRANTEE"

Joseph P. Parrish (Att)
JOSEPH P. PARRISH

95 AUG 25 AM 10:08
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00093007

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEWIS E. TOTH, FRANCES A. TOTH, RONALD L. PARRISH, DARLENE PARRISH and JOSEPH P. PARRISH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of August, 1995.

Patsy C. Dare
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $33,500.00.

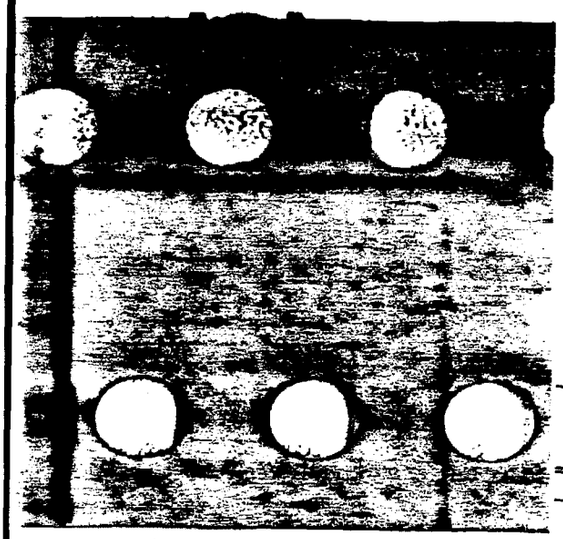
Joseph P. Parrish (Att)
Affiant

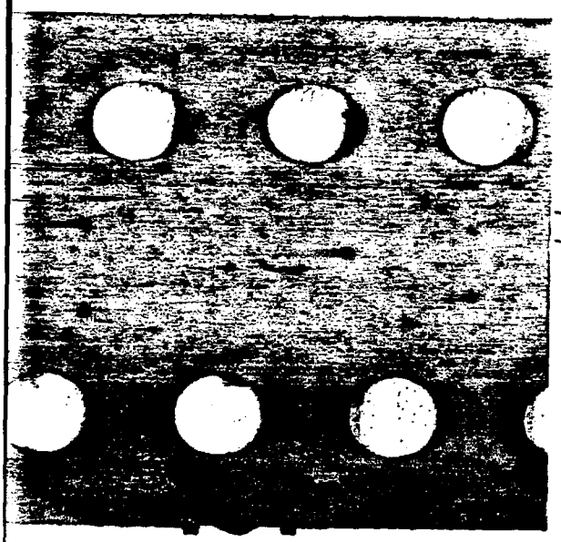
Sworn to and subscribed before me, this the 24th day of August, 1995.

Patsy C. Dare
NOTARY PUBLIC

My Commission Expires: 12/6/97

132.95





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

RECEIVED OF _____

FOR _____

BOOK 9773 PG 91

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 33500.00
CON TX 123.95
PRFEE 1.00
WDEED 8.00
TOTAL ~~132.95~~
CHECK ~~132.95~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/95 01 10:08 0001 6338

0093007
IDENTIF. ↑ REFERENCE

95 AUG 25 AM 10:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 945276