This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

SPECIAL WARRANTY DEED

Address New Owner(s) as follows: DAVID YOUNG PARKER,

Name and Address of the person or entity responsible for payment of real property taxes: DAVID YOUNG PARKER P.O. Box 190616, NASHVILLE, TN 37219-0616

Map and Parcel No. Field Book No. 05W 01295, Map No. 093.06-2, Parcel No. 060.00.

For and in consideration of the sum of ONE ($1.00) DOLLAR, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, BETTIE D. PARKER, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto DAVID YOUNG PARKER, his heirs and assigns, hereinafter referred to as Grantee, my one-half (1/2) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is unimproved property, located at and known as **145 Second Avenue, North, Nashville, Davidson County TN 37201.**

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in and to said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, DAVID YOUNG PARKER, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of a one-half (1/2) undivided interest in said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said one-half (1/2) undivided interest in and to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate**

was lawfully seized and possessed by BETTIE D. PARKER, and does not extend to any previous time thereto.

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

WITNESS my hand this 1 day of November 1995.

Bettie Dunlap-Parker
BETTIE D. PARKER

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **BETTIE D. PARKER,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of November 1995.

Cynthia J. Spurlin Notary Public

My commission expires 5-25-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $28,250.00.

Bettie Dunlap-Parker Affiant

Subscribed and sworn to before me
this 1 day of November 1995.

Cynthia J. Spurlin Notary Public

My commission expires 5-25-96

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

0134295

IDENTIFICATION

95 DEC 21 AM 11:51

DAVIDSON COUNTY, TN.

PICK-UP

EXHIBIT A BOOK 9905 PAGE 057

Land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being part of Lot No. 29 in Davidson County, Tennessee, which was conveyed to D. C. Lovelace, et ux, as of record in Book 1303, page 126, and this is the southerly portion of the tract that was conveyed.

BEGINNING at a point at Second Avenue, North, being the common point between the D. C. Lovelace tract and the Harry W. Warner tract; thence S 62 deg. 30' 02" W 85.37 feet to a point; thence N 26 deg. 39' 33" W 16.57 feet to a point; thence N 62 deg. 30' 02" E 85.26 feet to a point; thence S 26 deg. 39' 33" E along Second Avenue 16.51 feet to a point, being the point of beginning.

Being the same property conveyed to David Young Parker and wife, Bettie D. Parker, by deed from Jacobus S. Favier and wife, Hendrika Favier, as shown of record in Book 6748, page 739, Register's Office for Davidson County, Tennessee.

The said David Young Parker and wife, Bettie D. Parker, were divorced by Final Decree of Divorce as shown of record in Minute Book 157, page 237, Chancery Court, Wilson County, Tennessee.

The said real property was vested in David Young Parker by Order as shown of record in Minute Book 159, page 382, Chancery Court, Wilson County, Tennessee.

THIS IS A DIVISION OF MARITAL PROPERTY AND, THEREFORE, NOT A TAXABLE EVENT.

The description herein has been transcribed verbatim from the description contained in the previous deed of record in Book 6748, page 739, said Register's Office.

This is unimproved property located at and known as **145 Second Avenue, North, Nashville, Davidson County, Tennessee, 37201**.

0745 12/21 0101 01CASH 12-00

81. Bet. 91.parker.EXD