BOOK 10076 PG 645

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IDENTIF. # REFERENCE

PICK-UP

THIS INSTRUMENT PREPARED BY:
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209

96 JUN -5 PM 2 [illegible] 8.00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
James Richie Parris and wife Susan Kinnie Parris 3708 River Park Drive Nashville, TN 37221	Same	168-00-0-045.00

Quit Claim
~~WARRANTY DEED~~

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ----------DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Thomas Linton Kinnie and Susan Kinnie Parris, and Tom Kinnie and Betty Kinnie, Grantors have bargained and sold, and by these presents do transfer and convey, and quitclaim unto the said James Richie Parris and Susan Kinnie Parris, the GRANTEES herein, their heirs and assigns, their interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin set in the common line of the Thomas Linton Kinnie, Jr., and Susan Kinnie Parris property as recorded in deed book 9083, page 597, R.O.D.C., Tennessee and the Frank Guzikowski property as recorded in deed book 7817, page 328, R.O.D.C., Tennessee, said point being situated N37?'15"E, 1045.50 feet from an existing metal fence post being the northwest corner of the Thomas Linton Kinnie, Jr., and Susan Kinnie Parris property, said pin also being the northwest corner of the herein described tract of land; thence,

1. With the south line of the Guzikowski property and with a fence, N37 degrees 05'37"E, 108.70 feet to a metal fence post; thence,

2. Continuing with the south line of the Guzikowski property and with a fence, N32 degrees 26'00"E,259.43 feet to a metal fence post; thence,

3. Continuing with the south line of the Guzikowski property and with a fence, N49 degrees 09'09"E, 84.27 feet to a metal fence post; thence,

4. Continuing with the south line of the Guzikowski property and with a fence, N63 degrees 27'59"E, 131.02 feet to an iron pin set; thence,

5. Leaving the south line of the Guzikowski property, and with a new line of division thru the lands of Tom Kinnie and Betty Kinnie property as recorded in deed book 3256, page 4, R.O.D.C., Tennessee, S14 degrees 57'51"E, 634.11 feet to an iron pin set; thence,

6. Continuing with said line of division thru the Tom Kinnie and Betty Kinnie property and thru the aforementioned Thomas Linton Kinnie, Jr., and Susan Kinnie Parris property, S81 degrees 45'42"W, 470.34 feet to an iron pin set; thence,

7. Continuing with said line of division thru Thomas Linton Kinnie, Jr., and Susan Kinnie Parris property, N17 degrees 50'31"W, 273.86 feet to the point of beginning and containing

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

232,203 square feet or 5.33 acres more or less according to a survey dated April 20, 1996 and prepared by Kevin L. Birdwell, R.L.S. #1797, 4060 Carters Creek Pike, Franklin, Tennessee 37064, 791-0980.

Being part of the same property conveyed to Thomas Linton Kinnie, Jr., and Susan Kinnie Parris by deed or record in book 9083, page 597, R.O.D.C., Tennessee and part of the same property conveyed to Tom Kinnie and Betty Kinnie as recorded in deed book 3256, page 4, R.O.D.C., Tennessee.

This conveyance is subject to all restrictions and easements of record.

"NO INDEPENDENT EXAM OF PUBLIC RECORD"

This is unimproved property.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.~~

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.

WITNESS our hands this 17 day of May, 1996.

JAMES RICHIE PARRIS

SUSAN KINNIE PARRIS

THOMAS LINTON KINNIE, SR.

BETTY KINNIE

THOMAS LINTON KINNIE, JR.

PATTY KINNIE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES RICHIE PARRIS, AND WIFE SUSAN KINNIE PARRIS, THOMAS LINTON KINNIE, SR., AND WIFE BETTY KINNIE, THOMAS LINTON KINNIE, JR., AND WIFE Patty Kinnie, the within named Bargainors, 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 and official seal at Nashville, Tennessee, this 17 day of May, 1996.

John Aaron Holt
NOTARY PUBLIC

My commission expires: 1-25-97

THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES AND THERE HAS BEEN NO INDEPENDENT EXAMINATION OF PUBLIC RECORDS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

RECORDERS MEMO
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The actual consideration or value, whichever is greater, for this transfer is $0.

AFFIANT

Sworn to and subscribed before me this 17 day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 1-25-97