BOOK 10723 PG 164

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road mail
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Paul R. Semko
308 Peachtree Street
Nashville, TN 37210

MORTGAGEE:
First Bank and Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 119-1-457
FB#: 6DA-15107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Russell E. Parrish, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Paul R. Semko, unmarried,** hereinafter called 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 Davidson County, Tennessee, being Lot No. 8 on the West 1/2 of Lot No. 9 on the map of Overhill City and W. H. Fox Subdivision of block in Cumberland Nurseries Subdivision as of record in Book 332, page 21, said Register's Office.

Said Lot and said part of Lot adjoin and front together 75 feet on the north side of Peachtree Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Russell E. Parrish, by virtue of a deed from Patricia A. Williams, sole beneficiary under the Last Will and Testament of William L. Trest, Sr., as of record in Book 10656, page 414, Register's Office for Davidson County, Tennessee.

97 DEC 16 PM 3:15
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.
03807 96
IDENTIF. A REFERENCE

This is improved property known as 308 Peachtree Street, Nashville, Tennessee 37210.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the Plan of record in Plat Book 332, page 21, Register's Office for Wilson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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. Wherever 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 9th day of December, 1997.

RUSSELL E. PARRISH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUSSELL E. PARRISH, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of December, 1997.

NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:03-22-2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$58,950.00.**

AFFIANT

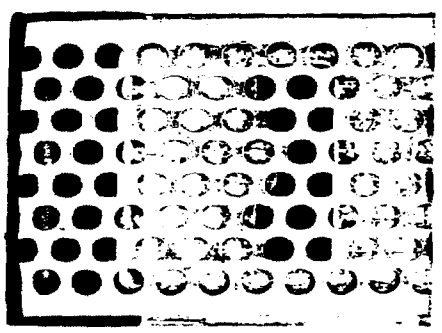
Subscribed and sworn to before me this 9th day of December, 1997.

NOTARY PUBLIC

MICHELE M. COOPER NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:03-22-2001

1885 12/16 0101 02CHECK 227.12



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

RECEIVED OF _____

FOR _____

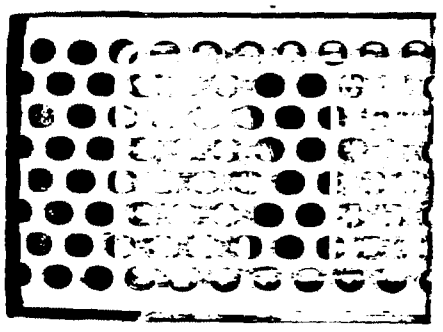
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58950.00
CON TX 218.12
PRFEE 1.00
WDEED 8.00
TOTAL 227.12
CHECK 227.12
12/16/97 01 15:15 0001 1885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0380796
IDENTIF. & REFERENCE

97 DEC 16 PM 3:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1232640