0490593

IDENTIF. # REFERENCE

98 SEP 22 PM 1:57

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11121 PAGE 917

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **September, 1998** between OLIVE A. BYROM, A WIDOW, UNMARRIED, GRANTOR, and BARRY L. PARRISH, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, OLIVE A. BYROM, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto BARRY L. PARRISH, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1108 BERWICK TRAIL, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Olive A Byrom
OLIVE A. BYROM Signature of Seller
By his attorney in fact
Mark Allen Byrom

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11121 PAGE 918

On this **15th** day of **September, 1998** before me personally appeared MARK A. BYROM, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of OLIVE A. BYROM, and acknowledged that he/she executed the same as the free act and deed of said MARK A. BYROM.

Witness my hand, at office, this **15th** day of **September, 1998.**

Notary Public

My Commission Expires: 5/25/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Name and Address of Property Owner:

BARRY L. PARRISH, UNMARRIED and
1108 Berwick Trail
Madison, TN 37115

Property Address:

1108 BERWICK TRAIL
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

FIRST TRUST MORTGAGE COMPANY
6525 Quail Hollow Rd, Ste 300
Memphis, TN 38120

Map & Parcel #: MAP 052-11-0, PARCEL 053.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$130,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Barry L. Parrish
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **September, 1998.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

EXHIBIT 'A'

TRACT NO 1: Being more particularly described according to a survey by Harvey Gee, dated March 22, 1954, as follows:

Beginning at a point in the southerly margin of the proposed extension of Berwick Trail, and said point being on the easterly margin of the property conveyed to Eckardt Company, Inc., by deed from Edwin E. Igelsrud and wife, of record in book 2240, page 182, Register's Office for said County, and said point being the northeast corner of the property herein conveyed; thence westerly along the southerly margin of the proposed extension of Berwick Trail on a curve to the left of 1600 foot radius, 120.87 feet to a point; thence south 53 degrees 38' west 344.0 feed to a point on the low water mark of Cumberland River; thence south 55 degree 04' east 212.2 feet to another point on the low water mark of the Cumberland River; thence continuing south 32 degrees 09' east 120.2 feet to a point on the low water mark of the Cumberland River; thence north 18 degrees 06' east 344.6 feet to the point of beginning.

Included in the above description but excluded therefrom is that part of said property, being a triangularly-shaped tract, conveyed to E.C. Chance and wife, by deed from W.J. Tillman, Sr., and wife, of record in book 2276, page 173, said Register's Office.

TRACT NO. II: Being part of the land conveyed to the Layman Foundation from Nashville Agricultural & Normal Institute by deed of record in book 749, page 663, Register's Office for said County, described according to a copy of a survey by Harvey Gee, Surveyor, March 22, 1954, as follows:

Beginning at a point on the westerly margin of the proposed extension of Berwick Trail, being 50 feet wide, at the corner of the lands of Eckhardt Co., Inc., being the most northerly corner of this tract; thence with Eckhardt Co., Inc.'s line, south 18 degrees 06' west 172.6 feet to a point which is north 62 degrees 16' east 132.63 feet from the low water mark of Cumberland River; thence north 62 degrees 16' east 128.17 feet to the westerly margin of said Berwick Trail, extended, which point if 322.27 feet northwest, as measured along the margin of said Trail, from a concrete monument at the northwest corner of lot 15 of Marlin Meadows, Section III, as of record in book 2133, page 26, said Register's Office; thence with the margin of Berwick Trail, extended, northwestwardly along a slight curve, 120.2 feet to the beginning, and being triangular in shape.

BEING the same property conveyed to ISHAM P. BYROM, JR., AND WIFE, OLIVE A. BYROM, by Deed from W.J. TILLMAN, SR., & WIFE SUSIE E., of record in Book 4171, Page 113, Register's Office for DAVIDSON County, Tennessee. The said Isham P. Byrom, Jr., having since died, the property vests by operation of law in his surviving spouse, Olive A. Byrom, the Grantor herein.

EXHIBIT 'B'

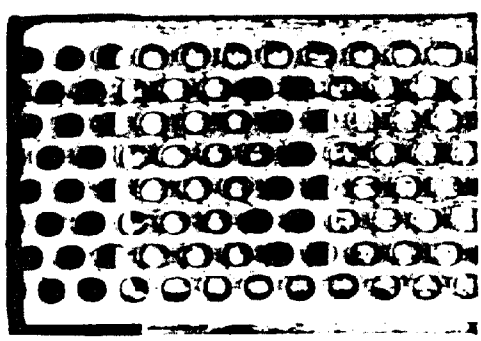
1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 052-11-0, PARCEL 053.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF $890.26).

2. Unrecorded easements for roads and utilities, if any.

3. Restrictions of record in Book 2241, page 209, said Register's Office.

4. Flowage Easements granted the United States of America by E.C. Chance and wife, in connection with operation of Cheatham Lock and Dam Project (Tract R-1852-E) by Deed of record in Book 2247, page 31, said Register's Office, and Tract R-1828-1-E and R-1828-2-E vested in said Government by decree of Unites States District Court of the Middle District of Tennessee, a certified copy of which is of record in Book 2337, page 367, said Register's Office.

3717 09/22 0101 03CHECK 496.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

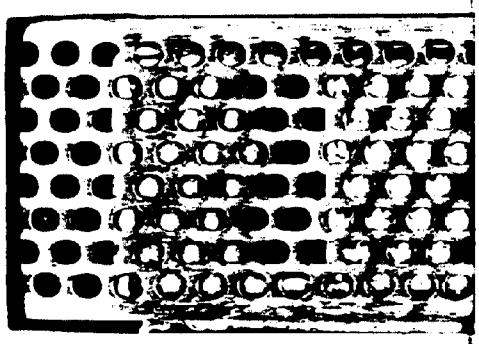
FOR _____

BOOK 11121 PAGE 920

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
			CHRT	
				130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	496.00
			CHECK	496.00
09/22/98		01	13:59 0001	3717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0490593

IDENTIF. ↑ REFERENCE

98 SEP 22 PM 1:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1349066