This instrument prepared by Wischhof & Allen, P. C.
110 Glancy Street, Suite 207, Goodlettsville, Tennessee 37072

BOOK 11412 PG. 202

ADDRESS NEW OWNER:

D. Scott Parsley and
Lois Hayes
208 Ellington Place
Madison, Tennessee 37115

SEND TAX BILLS TO:

Same

MAP/PARCEL NOS.:

Map 51-10B
Parcel 47

W A R R A N T Y D E E D

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **TED S. BARFIELD,** by these presents transfer and convey unto **D. SCOTT PARSLEY and LOIS HAYES,** tenants in common under the terms and conditions set out herein, the following described real property:

Being Unit No. 208 on the Plan of Ellington Place Condominiums, according to the Master Deed of record at Book 6984, Page 84, in the Register's Office for Davidson County, Tennessee, and Plan in Book 6250, Page 829, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ted S. Barfield by deed from Robert E. LaBrec and wife, Ithaca S. LaBrec, of record at Book 7515, Page 436, said Register's Office. Cathy Barfield joins this conveyance as the spouse of Ted S. Barfield.

This is improved property, known as 208 Ellington Place, Madison, Tennessee 37115.

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

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 I/we do covenant with the said Grantees that I/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 I/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.

The estates created in the Grantees hereby, both by act of the Grantor and by the covenant of said Grantees as evidenced by their execution hereof, are set out and defined as follows:

1. The interest of Lois Hayes is .332 of the whole. The interest of D. Scott Parsley is .668 of the whole. These interests are to the undivided whole, and include the nonexclusive right to possess and occupy the dwelling unit on the property.

2. Lois Hayes has and owns the right to purchase the interest of D. Scott Parsley when Betty J. Beasley dies or chooses to vacate the property, whichever occurs first. The purchase price shall be based upon a new appraisal performed by a licensed appraiser chosen by the Seller and paid by the parties in proportion to their interests, and shall then be computed upon the appraisal in proportion to the interest to be sold. The purchase, when complete, will re-merge the fee in the purchaser and the covenants set out herein shall thereafter be null and void. This right to purchase shall

lapse and become void 120 days after Parsley makes written demand upon Hayes to exercise the option, and the interest shall thereafter be freely alienable.

3. D. Scott Parsley shall have the same right to purchase the interest of Lois Hayes under all of the terms and conditions of the preceding paragraph, except that the person whose death or vacation shall trigger the right is Lois Hayes.

4. Nothing herein limits the right and ability of the parties to convey or encumber the property or any interest therein by common act, whether to one another or others, and whether in accordance with these Covenants or otherwise.

Witness our signatures this date: 3/25/99.

TED S. BARFIELD

CATHY BARFIELD By: Ted S. Barfield, Atty-in-fact

D. SCOTT PARSLEY

LOIS HAYES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Ted S. Barfield and Cathleen M. Barfield a/k/a Cathy Barfield by Ted S. Barfield Atty in Fact the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 3/25/99

Notary Public

My commission expires: MAY 27, 2001

GEORGE M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named D. Scott Parsley and Elizabeth Dolores Hayes a/k/a Lois Hayes the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 3/24/99

Notary Public

My commission expires: MAY 27, 2001

GEORGE M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

BOOK 11412 PG. 204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF CONSIDERATION

The actual consideration for, or value of, this transfer, whichever is greater, is $59,900.00.

Affiant

Sworn to and subscribed before me this date: 3/24/99.

Notary Public

My commission expires: MAY 27, 2001

GEORGE M. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

05568738

99 APR -1 PM 2:51

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11412 PG. 205

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

99 APR -1 PM 2:50

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN

0568738

IDENTIFICATION REFERENCE

CAMT	59900.00
CON TX	221.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	236.63
CHECK	236.63

04/01/99 01 14:50 0001 6653

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVF

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445699