This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/04/02 13:49 2pgs
Fees:13.00 Taxes:636.40
20020104-0001612

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Daryl Craig Parker & wife, Delia Parker 5121 Regent Drive Nashville, TN 37220	Bank of America Mortgage P. O. Box 1675 Coraopolis, PA 15108	146 15 0 005.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William R. Stuart and wife, Suzanne G. Stuart,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Daryl Craig Parker and wife, Delia Parker,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 127 on the Plan of Haileywood Estates, Section 7, as of record in Book 2330, page 104, RODC, TN. Said Lot No. 127 fronts 102.0 ft. on the westerly side of Regent Drive and runs back 219.0 ft. on the northerly lot line and 207.6 ft. on the southerly lot line, to a line in the rear which measures 100.8 ft. thereon.

Being the same property conveyed to William R. Stuart and wife, Suzanne G. Stuart, by deed from Michael J. Tidwell and wife, Valerie N. Tidwell, of record in Book 7294, page 982, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Restrictive covenants in Book 2634, page 612, and Book 2737, page 297, ROWC, TN.
2. All matters of record in Book 2330, page 104, RODC, TN.
3. Subject to any and all building and zoning regulations of city, county and state.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as:

5121 Regent Drive, Nashville, TN 37220.

WITNESS OUR HANDS THIS 21st DAY OF DECEMBER, 2001, IN FRANKLIN, TENNESSEE.

William R. Stuart

Suzanne G. Stuart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, William R. Stuart and wife, Suzanne G. Stuart, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of December, 2001.

Notary Public

My Commission Expires: 2/27/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of December, 2001, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/27/05

12099.2001/MS