Davidson County DEEDWARR
Recvd: 02/07/03 12:41 3pgs
Fees:18.00 Taxes:2775.00

20030207-0017337

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

B0462 Rita

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Thomas Parker	Same	Map 145-04
5038 Thoroughbred Lane		Parcel 12.00
Brentwood, TN 37027		

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WILLIAM N. ADKINS, a single man ("Grantor") has bargained and sold and does hereby bargain, sell, convey unto THOMAS J. PARKER and wife, SUSAN S. PARKER ("Grantees"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lealand Manor, Fourth Addition, Revised, as of record in Book 1424, page 133, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Tyne Boulevard at the corner of Lots Nos. 3 and 4, said beginning point being also 260 feet west of Lealand Manor's First Addition; thence with the line between Lots Nos. 3 and 4, north 4 degrees 14 minutes east 451.4 feet to the corner of Lots Nos. 1 and 3; thence with the line between said lots, North 85 degrees 46 minutes west 340 feet to the corner of Lots Nos. 2 and 3; thence with the line between said lots, south 1 degree 26 minutes east 456.2 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of said Boulevard, eastwardly 295.9 feet to the beginning.

Being the same property conveyed to William N. Adkins by deed from K. James Schumacher and wife, Susan D. Schumacher, of record in Instrument No. 20010522-0052991, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 1044 Tyne Boulevard, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantees, their heirs, successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantees that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever.

WITNESS the signature of Grantor this the 7 day of February, 2003.

William N. Adkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William N. Adkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville Tennessee, this 7 day of February 2003.

NOTARY PUBLIC

My Commission expires: 7-24-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 7 day of February, 2003.

Notary Public

My Commission Expires: 7-24-2004

EXHIBIT A

Permitted Title Encumbrances

1. Real property taxes for 2003 and subsequent years, a lien, not yet due and payable.

2. The Plat of Lealand Manor, Fourth Addition, Revised, of record in Book 1424, page 133, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instruments of record in Book 1129, page 536, and in Book 1471, page 429, Register's Office for Davidson County, Tennessee.

4. Such matters as a current, comprehensive survey would disclose.