This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 04/21/04 10:56 3pgs
Fees:18.00 Taxes:407.00
20040421-0045179

ADDRESS NEW OWNER:
William R. Parrish
7006 Panama Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MAP **086-02-0**
GROUP
PARCEL **98.00**

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

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, **Vester Bradshaw, Sr.,** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **William R. Parrish and Tina Renee Posey, both single persons**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Dodson Heights Subdivision, of record in Book 2900, page 113, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Vester Bradshaw, Sr. by quitclaim deed from Anthony Bradshaw dated December 31, 2002, of record in Instrument No. 20030128-0011717, Register's Office for Davidson County, Tennessee. Judy A. Bradshaw, wife of Vester Bradshaw, Sr., joins in this conveyance to convey any marital interest she may have in said property.
>
> This is improved property known as 7006 Panama Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2004, a lien not yet due and payable. Map 086-02-0, , Parcel 98.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Book 3130, page 623, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

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

Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this the 14th day of April, 2004.

Vester Bradshaw, Sr.

Judy A. Bradshaw

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vester Bradshaw, Sr. and wife, Judy A. Bradshaw,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2004.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $110,000.00

AFFIANT

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

Subscribed and sworn to before me on this 14th day of April, 2004.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE