Davidson County DEEDWARR
Recvd: 06/22/04 09:27 3pgs
Fees:18.00 Taxes:324.68
20040622-0073485

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

ADDRESS NEW OWNER:
Russell E. Parrish and William D. Stalker
4705 Ashley Way
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

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

MAP **076-05-0**
GROUP
PARCEL **153.00**

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, **Diane Olsen, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Russell E. Parrish and William D. Stalker**, 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:

Being Lot No. 1 on the Plan of Ashley Place, as of record in Plat Book 7900, page 123, corrected in Book 8307, page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diane Olsen, unmarried by deed from Mark Olsen and wife, Diane Olsen dated August 21, 2000, of record in Instrument No. 2000829-0085366, Register's Office for Davidson County, Tennessee.

This is improved property known as 4705 Ashley Way, 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 076-05-0, Group , Parcel 153.00. 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 restrictive covenants contained in an instrument of record in Book 8307, page 239, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to an easement as set forth in an instrument of record in Deed Book 9333, page 759, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 123 and Plat Book8307, page 239, 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,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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 my hand this the 18th day of June, 2004.

Diane Olsen

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Diane Olsen, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of June, 2004.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/04

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

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $87,750.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of June, 2004.

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

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