This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 6049A

ADDRESS NEW OWNER:
John Randall Parks, II
5404 Lickton Pike
Goodlettsville, TN 37072

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 07/31/06 10:49 2 pgs
Fees:13.00 Taxes:370.00

20060731-0092127

SEND TAX BILL TO:
Owner

MAP	**23.00**
GROUP	
PARCEL	**82.00 P/O**
MAP	**24.00**
GROUP	
PARCEL	**1.00 P/O**

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, **William F. Cockrill and wife, Anna-Lee Cockrill** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **John Randall Parks, II and wife, Christina Shawn Griffin-Parks**, 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:

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being 11.67 acres, more or less, as shown on the Boundary Survey of a Portion of the William F. Cockrill Property, prepared by Crockett Surveying, TRSL #1394, plat of which is of record at Instrument No. 20060731-0092126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Included in this conveyance is a 15 foot sewage disposal system easement as shown on the survey, including the right of using the said easement for the passage of sewage water and waste from the said land of the Grantee or all or any of his lands adjoining his said land, and for that purpose also the right to make and at all times repair and maintain all such connections with the said easement as may be reasonable and proper in that behalf, making good, nevertheless, at his own expense, all damage or disturbance which may be caused to the said land of the Grantor in relation to such connections repairs or maintenance.

Being a part of the same property conveyed to William F. Cockrill and wife, Anna-Lee Cockrill by deed from Albert Powell, Trustee, under Trust Agreement dated April 11, 1976 dated November16, 2001, of record in Instrument No. 20011120-0127204, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed to William F. Cockrill and wife, Anna-Lee Cockrill by deed from Daisy E. Melton dated February 10, 2005, of record in Instrument No. 20050215-0017246, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lickton Pike, Nashville, Tennessee 37202. Possession is to be given on July 13, 2006. Taxes for the year 2006 shall be paid by the Grantors when due. Notwithstanding the foregoing, if the property is supplementally assessed due to improvements, the Grantees shall be responsible for any special interest or supplemental assessment.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 13th day of July, 2006.

William F. Cockrill

Anna-Lee Cockrill

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William F. Cockrill and wife, Anna-Lee Cockrill**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 11-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2006.

NOTARY PUBLIC
My Commission Expires: 11-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE