Davidson County DEEDQC
Recvd: 06/22/07 11:59 3 pgs
Fees:17.00 Taxes:0.00
20070622-0074784

20B

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Parker **William B. Parker** **111 Crooked Creek Court** **Hendersonville, TN 37075**	**SAME AS NEW OWNER**	**Map: 50** **Parcel: 112**

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF **June, 2007.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/21/09

DORIS COLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, **THOMAS P. PARKER**, by these presents do hereby quitclaim my interest unto **JOHN T. PARKER AND WILLIAM B. PARKER,** his successors and assigns, all their right, title and interest in and to the following described tract of land:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the Southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee and also being the Southwest corner of a tract of land conveyed to C. W. Cone and wife, by deed as of record in Book 1847, page 522, Register's Office for Davidson County, Tennessee, proceed: N 10 deg. 46 min. 51 sec. E, 1125.85 feet to an iron pin; thence, N 80 deg. 42 min. 15 sec. W, 487.28 feet to an iron pin; thence, N 33 deg. 51 min. 47 sec. W, 41.10 feet to an iron pin, the point of beginning; thence, N 33 deg. 51 min. 47 sec. W, 588.50 feet to an iron pin; thence, N 59 deg. 54 min. 54 sec. E, 817.79 feet to a point in the center of a 50 foot private drive; thence, with the center of said drive, S 29 deg. 57 min. 45 sec. E, 18.50 feet; thence, with a 478.33 foot radius curve to the right 175.33 feet, said curve has a chord bearing and distance of S 19 deg. 27 min. 37 sec. E, 174.35 feet; thence, with a 800.00 foot radius curve to the left 397.76 feet, said curve has a chord bearing and distance of S 23 deg. 12 min. 18 sec. E, 393.67 feet; thence, leaving said drive S 59 deg. 22 min. 49 sec. W, 699.70 feet to the point of beginning and containing 10.01 acres, more or less.

Being the same property conveyed to Thomas P. Parker by Quitclaim Deed dated August 6, 1996 from Joseph L. Parker, of record in Book 10194, Page 871, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 0 Trail Hollow Lane, Whites Creek, TN 37189
(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this the 21ST day of **June, 2007.**

THOMAS P. PARKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21ST day of **June, 2007**, before me personally appeared

THOMAS P. PARKER

to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed. Witness my hand and official seal at Goodlettsville, Tennessee.

Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

The property described is conveyed subject to the following restrictions:

1. **No residence shall be constructed with less than 1500 square feet of living area, excluding garages and porches.**

2. **All residential buildings must have exterior material to grade (no block foundations left exposed).**

3. **All residential buildings must be set back at least 125 feet from the private easement center line. All detached buildings must be in the rear of dwelling.**

4. **No trailer or mobile home, basement house, garage, barn, or other building may be used as temporary or permanent living quarters.**

5. **The tracts may be used for residential purposes only.**

6. **There shall be no commercial poultry or swine feeding on any of tracts.**

7. **There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on tracts.**

8. **These restrictions shall continue in force until the lst day of January, 1994.**

9. **Joint easements of ingress and egress and future utility easements will be granted to the purchasers.**

The right of enforcement of these restrictions is vested in the owner or owners of tracts 1 through 17 of the unrecorded plat prepared by John D. Spry of Ragan-Smith-Murphy & Assoc., Inc., dated November 18, 1983.

Any owner of any of said tracts, or portions thereof shall have the right to compel compliance with said covenants, restrictions or any of them, or to prevent their violation by suit at law or in equity, for dames or injunctive relief.

These restrictions apply only to the 17 tracts or portions thereof identified on the survey. There is no intention of imposing them on any other land owned by C.W. Cone and Sue Fite Cone or Television Corporation of Tennessee, whether adjoining the 17 tracts or located in the vicinity thereof, there being no general plan of all the remaining land. The sellers expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the remaining land owned by sellers which is not embraced within the above restrictions.