Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30533
(Davidson County File Box 9-B)

39-B
File #12-1063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mari-Etta E. Mahaffey Parrish and husband, James Anthony Parrish, and Robert M. Mahaffey,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Austin S. Adams and wife, Elizabeth Adams,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot Number 58 on the Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, at Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mari-Etta E. Mahaffey and Robert M. Mahaffey by Warranty Deed from Betty Jenkins dated May 5, 1999 of record in Book 11467, Page 551, Register's Office, Davidson County, Tennessee.

Mari-Etta E. Mahaffey having since married James Anthony Parrish, is now known as Mari-Etta E. Mahaffey Parrish. James Anthony Parrish joins in the execution of this deed for the purpose of conveying any/all interest he may have in subject property by virtue of their marriage.

The property has not been the principal residence of Robert M. Mahaffey, his spouse or dependants as defined by statute.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year which have been prorated and assumed by the Grantees.

This is improved property, known as: 903 Sutton Hill Road, Nashville TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 27th day of April, 2012.

BILL GARRETT, Davidson County
Trans:T20120031232 DEEDWARR
Recvd: 04/30/12 10:40 2 pgs
Fees:13.00 Taxes:1317.20
20120430-0036574

Mari-Etta E. Mahaffey Parrish
Mari-Etta E. Mahaffey Parrish

James Anthony Parrish

Robert M. Mahaffey by Mari-Etta E. Mahaffey Parrish attorney in fact
Robert M. Mahaffey
By Mari-Etta E. Mahaffey Parrish, attorney in fact

State of Tennessee)
County of Davidson)

On this 27th day of April, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mari-Etta E. Mahaffey Parrish and James Anthony Parrish, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

On this 27th day of April, 2012, before me personally appeared Mari-Etta E. Mahaffey Parrish to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert M. Mahaffey, and who acknowledged that such person executed the same as the free act and deed of Robert M. Mahaffey.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 356,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of April, 2012.

Notary Public

My Commission Expires:

NEW OWNER:
Austin S. Adams
903 Sutton Hill Road
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Whitney Bank
404 E Kirkland
Covington, LA 70433

TAX MAP-PARCEL #:
118-10-38