THIS INSTRUMENT PREPARED BY: Frank M. Newman, Atty., Donelson, Tennessee 37214

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Marvin Cook	same	Map 98
(NAME:) John Hagar Rd Rt #1	BOOK 5149 PAGE 371	Par. 49
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	S.E
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, we, KARL COOK LIMBAUGH and JAMES FRANKLIN LIMBAUGH, have bargained and sold, and by these presents, do transfer and convey unto the said CHARLES MARVIN COOK, his heirs and assigns, a certain tract or parcel of land in Davidson and Wilson Counties, State of Tennessee, described as follows to wit: All of our right, title and interest in and to the following described land, our interest being jointly a one-third interest in and to certain real estate lying and situated in Davidson and Wilson Counties, Tennessee as follows:

Land located in the 4th Civil District of Davidson County, Tennessee and the 25th Civil District of Wilson County, Tennessee, being tracts nos. 8, 9 and 10 on a survey by John M. Sullivan, Engineer, dated June 17, 1972 as follows:

Said tract no. 8 begins at a point in the northerly margin of John Hagar Road and thence north 1 degree 29' east 100 feet to a point; thence north 0 degrees 30' east 297.3 feet to a point; thence south 89 degrees 49' east 208.1 feet to a point; thence north 20 degrees 27' west 240.9 feet to a point; thence south 87 degrees 53' west 162.2 feet to a point; thence south 0 degrees 04' west 560.5 feet to a point in the northerly margin of John Hagar Road; thence with said margin of said road south 78 degrees, 44' west 299.6 feet to the beginning and containing 3.16 acres more or less.

Said tract no. 9 begins at a point in the northerly margin of John Hagar Road and thence north 0 degrees, 04' east 560.5 feet to a point in the fenceline; thence south 89 degrees 02' east, 315 feet to a point; thence south 1 degree west 506.0 feet to a point in the northerly margin of John Hagar Road; thence with said margin of said road south 79 degrees 59' west 68.88 feet to a point in said margin of said road; thence with said margin of said road south 78 degrees 44' west 245.12 feet to the beginning and containing 3.5 acres more or less.

Said tract no. 10 begins at a point in the northerly margin of John Hagar Road and thence north 1 degree east 506.0 feet to a point; thence north 89 degrees 19' east 270 feet to a point; thence south 2 degrees 24' east 242.3 feet to a point;

thence north 59 degrees 40' east 499.3 feet to a point; in the northerly margin of John Hagar Road; thence with said margin of said road south 44 degrees 49' west 257.2 feet; thence still with said margin of said road south 43 degrees 47' west 283.14 feet to a point; thence still with said margin of said road south 43 degrees 44' west 95.4 feet to a point; thence still with said margin of said road south 68 degrees 59' west 111.74 feet to a point; thence still with said margin of said road south 79 degrees 54' west 165.34 feet to the beginning and containing 3.4 acres more or less.

Being part of the same property conveyed to C.L. Cook and wife, Vera Cook by deed from B.E. Lane et ux as of record in Book 670 page 48 in the Register's Office for Davidson County, Tennessee and by deed from B.E. Lane et ux to C.L. Cook and wife Vera Cook as of record in Book 747 page 168 in the Register's Office for Davidson County, Tennessee and by deed from Myrtle H. Carver to Vera B. Cook (Vera B. Cook and Vera Cook being one and the same person) as of record in Book 833, page 64 in the Register's Office for Davidson County, Tennessee and by deed from Mrs. Myrtle H. Carver to Mrs. Vera B. Cook as of record in Book 982, page 162 in the Register's Office for Davidson County, Tennessee and having passed by descent and distribution to the grantors as the heirs of law of the said C.L. Cook and wife Vera B. Cook both deceased.

This conveyance is made subject to the easement of the TVA across said lands for a power line.

This conveyance is made subject to the following restrictions: No temporary shacks or basement houses or trailers will be permitted. Only single family dwellings will be permitted. Dwelling houses shall contain at least 900 square feet of livable floor space.

Virginia G. Limbaugh, wife of James Franklin Limbaugh, hereby joins in the execution of this deed for the purpose of conveying whatever interest she may have in and to said property.

The grantors herein own together a one-third interest in said above described lands and by this instrument convey their joint one-third interest therein to the grantee CHARLES MARVIN COOK, who already owns a one-third interest in said lands, thereby creating an estate of two-thirds interest in said lands in Charles Marvin Cook.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES MARVIN COOK, his heirs and assigns forever. And we do covenant

with the said CHARLES MARVIN COOK that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as mentioned.

And we KARL COOK LIMBAUGH and JAMES FRANKLIN LIMBAUGH do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES MARVIN COOK, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of May, 1977.

E 0 4 6 8 0.

IDENTIF REFERENCE

MAY 20 8 23 AM '77

REGISTER DAVIDSON COUNTY, TENN.

Karl Cook Limbaugh
KARL COOK LIMBAUGH

James Franklin Limbaugh
JAMES FRANKLIN LIMBAUGH

Virginia A. Limbaugh
VIRGINIA A. LIMBAUGH

	MAY20??	CONV	*6,036.00				
STATE OF TENNESSEE	MAY20??	S'TAX	)	B*	15.60		
	MAY20??	PR'FEE	)	B*	.50		
COUNTY OF DAVIDSON	MAY20??	W'DEED		B*	6.00	*	22.10

Personally appeared before me [illegible], a Notary Public in and for said County and State, the within named KARL COOK LIMBAUGH, JAMES FRANKLIN LIMBAUGH and VIRGINIA A. LIMBAUGH, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 1977.

[illegible]
NOTARY PUBLIC

My Commission Expires: June 4, 19[illegible]

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6036.00

Affiant Karl Cook Limbaugh

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May 19 77

NOTARY PUBLIC

MY COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE