FORM NO. WD-1

BOOK 5289 PAGE 829

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Zelpha S Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 78.

Notary Public

MY COMMISSION EXPIRES: 7/31/1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Turner Quesenberry, et ux (NAME)	Same (NAME)	MAP 12
Rt. # 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 22
Goodlettsville, TN. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10D-10265

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Zelpha S. Martin, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Turner Quesenberry and wife, Dorothy W. Quesenberry,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Tract No. 1 as shown on a plat of the division of property belonging to Zelpha Martin, made by Donald R. Carver, Registered Licensed Surveyor, dated April 13, 1978, and described as follows:

BEGINNING at a point in the northwesterly margin of Lickton Pike, said point being the common front corners of Tracts 1 and 2 on said plat; thence southwestwardly along said margin of said Pike, 200 feet as measured along the curving margin thereof; thence N. 21° 00' 12" W. 577.20 feet to an iron pin in fence line; thence N. 69° 55' 07" E. 199.82 feet to an iron pin; thence S. 21° 00' 12" E. 565.50 feet to the said margin of Lickton Pike, the point of beginning, and containing 3.03 acres, more or less.

BEING the same property conveyed to Zelpha Martin by deed from R. L. Martin and wife, Maggie E. Martin, of record in Book 1109, Page 390, Register's Office for Davidson County, Tennessee.

THE GRANTOR, herein, makes applicable to all of the land known as Martin Subdivision and belonging to the GRANTOR, herein, as conveyed to Zelpha Martin in Book 1109, Page 390, Register's Office Davidson County, Tennessee, and as recorded in Plat Book _____, Page _____, said Register's Office, subject to the following restrictive covenants which will run with said land:

No house trailer, mobile home or modular home of any type may be built on the land described in Book 1109, Page 390, Register's Office Davidson County, Tennessee, and known as the Martin Subdivision as of record in Plat Book _____, Page _____, Register's Office Davidson County, Tennessee, for a period of twenty (20) years, including this tract and the plat of record.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 my hand this 24th day of May, 19 78

Zelpha S. Martin
ZELPHA S. MARTIN

STATE OF TENNESSEE
Davidson County

BOOK 5289 PAGE 830

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zelpha S. Martin, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of May, 1978

Commission expires 1/18/82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Zelpha S. Martin, a widow

TO Charles Turner Quesenberry, et ux

E 67266

IDENTIF. REFERENCE

MAY 25 9 16 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY25 78	CONV	40,000.00			
MAY25 78	S'TAX		B*	104.00	
MAY25 78	PR'FEE		B*	.50	
MAY25 78	W'DEED		B*	4.00	* 108.50