This instrument prepared by: John R. Cheadle, Sr., Attorney
515 Stahlman Building
Nashville, TN 37201

BOOK 5328 PAGE 933

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Murphy Claiborne et ux Darlene Claiborne (NAME:)	same (NAME:)	Map 126
Rt 1 Box 49-A (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 49
Kingston Springs, TN 37082 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

QUITCLAIM DEED WITH COVENANTS RUNNING WITH THE LAND, RESERVATION OF AN EASEMENT AND AGREEMENT TO MAINTAIN EASEMENT

AUG 23 MISC , B* 4.00 * 4.00

James H. Stein and wife, Charlene W. Stein, hereby quitclaim to Charles Murphy Claiborne and wife, Darlene Claiborne, all our interest in the following land:

Being in the 9th Civil District, formerly the 14th Civil District of Davidson County, Tennessee, described as follows:

This description is taken from a survey prepared by John B. Bates dated March 14, 1978, wherein the surveyor used as the southern boundary of the following described tract the northern edge of the asphalt concrete Highway No. U.S. 70. The surveyor did not measure from the center of the highway nor did he measure from the northern edge of the highway right of way; therefore, the grantors and grantees, as well as all other persons, are hereby made aware that the southern boundary of the property herein conveyed is actually some distance to the north (the northern border of the highway right of way) of the southern boundary set forth in the foregoing description.

From a nail which is located on the southwest property line or extension of the line of the James H. Stein property where it meets the northern edge of the asphalt concrete on U.S. Highway 70 near the northeast edge of a concrete culvert which runs under the highway; thence 907 feet in a northeasterly direction along the northern edge of the asphalt concrete of U.S. Highway 70 to the point of beginning; thence north 15° west 880 feet plus or minus, to a point in the fence row marking the boundary between the James H. Stein and the Wade Travis properties; thence north 44° east along the fence row 120 feet to a stake; thence north 60° east along the fence row 129.0 feet to a point; thence south 16° 15' east approximately 980 feet to the northern edge of the asphalt concrete of U.S. Highway 70 to a point; thence in a southwesterly direction along the northern edge of the asphalt concrete surface of U.S. Highway 70, 250 feet to the point of beginning; containing 5.12 acres, more or less.

Grantors retain an easement for a road on said tract, said easement being 50 feet in width, with the southern edge of said easement being 200 feet from the northern edge of the asphalt concrete U.S. Highway 70 and the easement running parallel with U.S. Highway 70.

Being a portion of the same property conveyed to James H. Stein and wife, Charlene W. Stein, by deed from John R. Cheadle, Trustee, of record in Book 4736, page 935, R.O.D.C., Tennessee.

The parties hereto further agree that the following covenants shall run with the land herein conveyed, and that said covenants running with the land shall be binding on the grantors, the grantees, and their heirs, representatives or assigns:

1. The tract herein conveyed shall be a residential tract, and only one one-family dwelling shall be built thereon.

2. This tract shall not be subdivided, but shall remain as described herein. A slight variance in the property lines may be made by adjacent owners, but not for the purpose of subdividing into more lots or tracts.

3. No noxious or offensive operations shall be conducted or maintained on this tract, and nothing shall be done on the tract which may constitute any annoyance or nuisance to other property owners in the vicinity.

4. No trailer, basement, tent, shack, or other out-building shall be erected on this tract for use as a temporary or permanent residence, nor shall any structure of a temporary character be used as a residence. The owner may erect a small barn of the type used as shelter for a pony or a calf.

5. Before a dwelling on this tract may be occupied, all of the outside construction must be completed.

6. The parties agree that, in the event that grantors further subdivide their remaining property, the property within the easement area will become property of the County.

7. Grantees agree to maintain a road within the easement area in a reasonably good condition at all times and to cause a road on the easement area to be graveled and tarred before applying for a building permit to construct a dwelling on the property.

8. This tract shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste must be kept in sanitary containers. Garbage containers must be kept at all times within a utility yard.

IN WITNESS WHEREOF, we have hereunto signed our hands on this the 22nd day of August, 1978.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Aug. 1978.

Deputy Register

James H. Stein

Charlene W. Stein

Charles Murphy Claiborne

Darlene Claiborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Stein and wife, Charlene W. Stein, and Charles Murphy Claiborne and wife, Darlene Claiborne, 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 seal at Nashville, Tennessee, the 22nd day of August, 1978.

Vicki D. Atchley
NOTARY PUBLIC

My Commission Expires:
1-22-80

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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E 945-94
FEE-X.Z. INT.-STATE REGISTER
DAVIDSON COUNTY, TENN.
TOBEANNE REFERENCE