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PT 34-1

This Instrument Prepared By:
Alexander, Hartzog, Harris & Silva
Attorneys at Law
Court Square
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN A. BRAGG and wife, JANE C. BRAGG, have bargained and sold and by these presents do transfer and convey unto TONY WESLEY FORTNER and wife, MARTHA ANDERSON FORTNER, their heirs and assigns forever, the following described tract or parcel of real estate located in the Ninth (9th) Civil District of Davidson County, Tennessee and in the Sixth (6th) Civil District of Williamson County, Tennessee, and being more particularly described as follows, to wit:

A portion of the John A. Bragg, et ux property located on State Highway 96 in Williamson County, Tennessee, at the Williamson - Davidson County line and shown as Lot No. 3 on the survey by Carlisle & Brown, Engineering and Surveying, dated August 22, 1978.

Beginning at an iron pin located in the southerly right-of-way line of State Highway 96, said beginning point being the northeast corner of Lot No. 2 and northwest corner of the property described herein; thence S 59 degrees 56' E a distance of 275.00 feet along the southerly right-of-way line of State Highway 96 to an iron pin; thence S 30 degrees 04' W a distance of 1,320.87 feet to an iron pin located in the northeast line of the Hooper Linton property; thence N 37 degrees 49' W a distance of 258.81 feet with the Hooper Linton property line to an iron pin; thence N 28 degrees 25' E a distance of 1,223.92 feet to the point of beginning, containing 7.5 acres, more or less.

Being a portion of the same property conveyed to John A. Bragg, et ux by Deed of J. M. Whitsitt, Jr., Executor of record in Book 4770, Page 482, Register's Office of Davidson County, Tennessee and in Book 212, Page 213, Register's Office of Williamson County, Tennessee, and being a portion of the same property conveyed to John A. Bragg, et ux by Deed of Russell W. Brothers, et ux, of record in Book 225, Page 491, Register's Office of Williamson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Subject to 1978 County and State taxes which are not yet due and payable.

2. Subject to all existing highway and utility easements, and subject to all visible easements lying on and across said property.

3. Subject to applicable zoning ordinances of Davidson County, Tennessee.

4. Subject to easement for flow of creek across said property.

5. Subject to Restrictions of record in Book 225, Page 491, Register's Office of Williamson County, Tennessee.

6. Subject to easement for existing power line and/or lines lying on and across said property.

AND WE DO FURTHER COVENANT with the said Grantees, their heirs and assigns, that the above described property is being transferred subject to the following restrictions which shall be binding upon the Grantees, their heirs and assigns:

1. No residence shall be construed with less than 1200 square feet of living area, excluding garages and porches.

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

3. All residential buildings must be set back at least 100 feet from public road property line. All detached buildings must be in rear of dwelling.

4. All barns and related type buildings must be set back 200 feet or more from property line adjoining Highway 96.

5. No trailer or mobile home, basement house, garage, barn or other building may be used as

temporary or permanent living quarters within 900 feet from property line and adjoining Highway 96. Any residential construction within 900 feet from property line adjoining Highway 96 must be completed within 12 months from beginning date.

6. No swine or commercial poultry may be kept on property.

7. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

AND WE DO FURTHER COVENANT and bindourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of August, 1978.

John A. Bragg

Jane C. Bragg

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Patricia D. Hood, a Notary Public in and for said County and State, the within named John A. Bragg and wife, Jane C. Bragg, 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 Franklin, Tennessee, on this the 30th day of August, 1978.

Patricia D. Hood
Notary Public

My Commission expires:
July 24, 1979.

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration for this transfer is the sum of Fourteen Thousand Two Hundred Fifty ($14,250.00) Dollars.

Martha Anderson Fortner
Affiant

Sworn to and subscribed before me on this the 30th day of August, 1978.

Patricia [illegible]
Notary Public

My Commission expires:
July 24, 1979.

SEND TAX BILLS TO:

Mr. Tony Fortner
P. O. Box 772
Franklin, TN 37064

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.
SEP 1 2 22 PM '78
IDENTIF. REFERENCE
E86547

[illegible] COUNTY — STATE OF TENNESSEE
3,56 received for record this 31 day of Aug 19 78
31 o'clock 12 M. in Book 27 Page 195
and [illegible] of Book No. 321 Page 364 State Tax
Paid 36.92 Fee 50 Recording Fee 8.00 Total 45.42
Receipt No. 8738 0 Witness my hand
Register

SEP-1 MISC B* 8.00 * 8.00