BOOK 5380 PAGE 848

SEND TAX STATEMENTS TO:
James E. Futrell
2512 Nolensville Rd
Nashville, Tn. 37211

MAP NO. 181, PARCEL NO. 28.2

This instrument prepared by:
BERRY AND BERRY, Attorneys at Law
Town Square, Franklin, Tennessee

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY THOUSAND SIX HUNDRED ($20,600.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, MARTHA S. WISENER, THELMA LOUISE CLARK, JAMES ALVIE WISENER, WILLIAM HENRY WISENER, MARY ELLEN WAYMAN, MARTHA JANE McMURTRY, JOHN PAUL WISENER, NELLIE MARGARET THOMAS, JESSE MARVIN WISENER, DOROTHY JEAN LEVAUGH AND RAYMOND L. BARRETT, CLERK AND MASTER, on behalf of James William Wisener, Jr., in accordance with decree of record in Minute Book 107, page 594, Chancery Court of Davidson County, Tennessee, in the cause of Martha S. Wisener, as next friend of James William Wisener, Jr., etc., vs. James William Wisener, Jr., et al., No. 78-1346-II, who constitute all of the heirs-at-law of J. W. Wisener, deceased, have this day bargained and sold and do hereby transfer and convey unto JAMES E. FUTRELL AND WIFE, LINDA K. FUTRELL, their heirs and assigns, that certain tract or parcel of land, lying and being situated in the Fifth (5th) Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Described according to a survey by John B. Rainer, Surveyor #823, dated July 21, 1978, and known as Job No. 78-222 as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd., said iron pin being the northwest corner of this tract and the southwesterly corner of the E. M. Baker property of record in Deed Book 596, page 576, Register's Office for said County, and also being in a fence line; thence leaving the easterly margin of the aforesaid Old Hickory Blvd. and with a fence and Baker's line S 84° 29' 38" E 1091.00' to an iron pin; thence leaving fence and Baker's line S 2° 11' 39" W 200.00' to an iron pin, said iron pin being the southeast corner of this tract; thence N 84° 29' 38" W 1091.00' to an iron pin, said iron pin being on the easterly margin of aforesaid Old Hickory Blvd.; thence with the margin of Old Hickory Blvd. N 2° 11' 39" E 200.00' to the point of beginning, containing 5.00 Acres, more or less.

The above described property is part of the property conveyed to J. W. Wisener by deed of record in Book 1129, page 463, Register's Office of Davidson County, Tennessee, the said J. W. Wisener having since died.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said James E. Futrell and wife, Linda K. Futrell, their heirs and assigns, forever.

AND WE COVENANT with the said James E. Futrell and wife, Linda K. Futrell, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that it is unencumbered.

AND WE FURTHER COVENANT and bind ourselves, our heirs and represenatives, to warrant and forever defend the title to said land, to the said James E. Futrell and wife, Linda K. Futrell, their heirs and assigns, against the lawful claims of all persons, whomsoever.

The following restrictive covenants shall be covenants running with the land and binding upon the grantees, their heirs and assigns, for a period of twenty-five years from the date of this instrument.

(1) No residence shall be constructed with less than 1200 sq. feet of living area, excluding garages and porches.

(2) No block foundations shall be left exposed.

(3) All residential buildings must be set back at least 100 ft. 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 ft. or more from public road line.

(5) No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.

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

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

(8) These restrictions shall run for a period of twenty-five (25) years from the date of this instrument.

And we, Mary Ann Wisener, wife of James Alvie Wisener, Peggy Marie Wisener, wife of William Henry Wisener, Claude Glen Wayman, husband of Mary Ellen Wayman, Roger McMurtry, husband of Martha Jane McMurtry, Gayle Wisener, wife of John Paul Wisener, Charles Thomas, husband of Nellie Margaret Thomas, Patricia A. Wisener, wife of Jesse Marvin Wisener, and William Levaugh, husband of Dorothy Jean Levaugh, hereby join in the provisions of this instrument for the purpose of transferring and quitclaiming unto the grantees, their heirs and assigns, any and all right, title and interest that we might have in the foregoing described property by reason of our marital status, or otherwise.

Witness our hands, on this the 14th day of December, 1978.

Martha S. Wisener
MARTHA S. WISENER

Thelma Louise Clark
THELMA LOUISE CLARK

James Alvie Wisener
JAMES ALVIE WISENER

Mary Ann Wisener
MARY ANN WISENER

William Henry Wisener
WILLIAM HENRY WISENER

Peggy Marie Wisener
PEGGY MARIE WISENER

Mary Ellen Wayman
MARY ELLEN WAYMAN

Claude Glen Wayman
CLAUDE GLEN WAYMAN

Martha Jane McMurtry
MARTHA JANE McMURTRY

Roger McMurtry
ROGER McMURTRY

John Paul Wisener
JOHN PAUL WISENER

Gayle Wisener
GAYLE WISENER

Nellie Margaret Thomas
NELLIE MARGARET THOMAS

Charles Thomas
CHARLES THOMAS

Jesse Marvin Wisener
JESSE MARVIN WISENER

Patricia A. Wisener
PATRICIA A. WISENER

Dorothy Jean LEvaugh
DOROTHY JEAN LEVAUGH

BY: Martha S. Wisener, Attorney in fact Martha S. Wisener

William Levaugh
WILLIAM LEVAUGH

BY: Martha S. Wisener, Attorney in fact Martha S. Wisener
JAMES WILLIAM WISENER, JR.

BY: Raymond L. Barrett
RAYMOND L. BARRETT, CLERK AND MASTER

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Raymond L. Barrett, Clerk and Master of the Chancery Court of Davidson County, Tennessee, with whom I am personally acquainted, and who acknowledged that he is authorized to execute this instrument on behalf of James William Wisener, Jr., by virtue of decree of record in Minute Book 107, page 564, Chancery Court of Davidson County, Tennessee, in the cause of Martha S. Wisener, as next friend of James William Wisener, Jr., etc., vs. James William Wisener, Jr., et al., No. 78-1346-II, the within named bargainor, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 14th day of December, 1978.

(SEAL)

Notary Public

My Commission Expires:

Aug 29, 1979

F.0.7596

IDENTIF. REFERENCE

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JAN 2 1 42 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Martha S. Wisener, Thelma Louise Clark, James Alvie Wisener and wife, Mary Ann Wisener, William Henry Wisener and wife, Peggy Marie Wisener, Mary Ellen Wayman and husband Claude Glen Wayman, Martha Jane McMurtry and husband, Roger McMurtry, John Paul Wisener and wife, Gayle Wisener, Nellie Margaret Thomas and husband, Charles Thomas, Jesse Marvin Wisener and wife, Patricia A. Wisener, and Dorothy Jean Levaugh and husband William Levaugh, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 19th day of December, 1978.

(SEAL)

Notary Public

My Commission Expires: Aug 29, 1979

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 20,600.00.

Sworn to and subscribed before me, on this the 28th day of December, 1978.

(SEAL)

Notary Public

My Commission Expires:

Aug 29, 1979

[illegible]-27 CONV 20,600.00
[illegible]-27 S'TAX [illegible] 53.5
[illegible]-27 PR'FEE [illegible] .50
[illegible]-27 W'DEED [illegible] 10.00 * 64.06