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

BOOK 5393 PAGE 898

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Heath & Dorothy L. Heath		Map 126
(NAME:) Manning Hollow Rd Box 157-A, Rt #1	(NAME:) SAME	Par to be
(STREET ADDRESS OR ROUTE NUMBER) Pegram, TN 37143	(STREET ADDRESS)	assigned
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

QUITCLAIM DEED WITH COVENANTS
RUNNING WITH THE LAND

James H. Stein and wife, Charlene W. Stein, James David Stein and wife, Vicki Lynn Stein, and Charles Murphy Claiborne and wife, Darlene Claiborne, hereby quitclaim to Jerry D. Heath and wife, Dorothy L. Heath, 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, Surveyor, dated March 12, 1978.

The property herein conveyed extends 25 feet on either side of the line hereinafter described:

Beginning at a point on the northerly margin of the James H. Stein property 280.0 feet from the northwest corner of said property and extending south 27° east, 363.0 feet to a point;

thence S 33° E, 127.0 feet to a point;
thence S 12° 30' E, 300.0 feet to a point;
thence S 33° W, 200.0 feet to a point;
thence S 47° W, 200.0 feet to a point;
thence S 30° W, 100.0 feet to a point;
thence S 57° W, 190.0 feet to a point;
thence N 78° W, 300.0 feet to a point;
thence N 75° W, 145.0 feet to a point;
thence S 80° W, 141.0 feet to a point;
thence S 63° W, 115.0 feet to a point;
thence S 30° W, 215.0 feet to a point;
thence S 47° W, 100.0 feet to a point;
thence S 54° W, 145.0 feet to a point;
thence S 64° W, 160.0 feet to a point;
thence S 72° W, 225.0 feet to a point;
thence S 52° W, 130.0 feet to a point;
thence S 43° 30' W, 161.0 feet to a point;
thence S 22° W, 135.0 feet to a point;

this point being on the northerly margin of U. S. Highway 70, 32 feet from the southwesterly corner of the James H. Stein property.

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, Register's Office for Davidson County, Tennessee; and

Being a portion of the same property conveyed to James David Stein and wife, Vicki Lynn Stein, by deed from James H. Stein and wife, Charlene W. Stein, of record in Book 5328, page 931, Register's Office for Davidson County, Tennessee; and

Being a portion of the same property conveyed to Charles Murphy Claiborne and wife, Darlene Claiborne, by deed from James H. Stein and wife, Charlene W. Stein, of record in Book 5328, page 933, Register's Office for Davidson County, 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 property described in this instrument is to be used for a road, to extend from U. S. Highway 70, across the James H. Stein, the James David Stein, and the Charles Murphy Claiborne properties to the Jerry D. Heath property.

2. The grantees shall have the responsibility of building said road, and the following specifications must be met:

A. The road bed shall be 30 feet wide and shall be properly ditched.

B. The road shall have all necessary culverts, which are to be maintained by the grantees.

C. The road bed shall have a gravel base which must be in reasonably good condition for passenger automobile travel. Said gravel shall be properly graded and shall be 18 feet wide and 3 inches deep.

3. Construction of the road shall begin at the end of the herein-conveyed property which connects U. S. Highway 70 and shall proceed from that point to the end which connects the Jerry D. Heath property.

4. In the event that construction of the above-described road is not completed within one year from the date of the execution of this instrument, then the property herein conveyed shall revert to the grantors.

5. The grantors and the grantees shall have equal responsibility for maintaining the graveling and the grading of the above-described road.

6. The grantees shall have the right to pave the road, but they shall have the sole responsibility of paying for this pavement.

7. The grantees shall not construct or maintain any gate or other obstruction on said road or along the right of way herein conveyed.

8. The grantors, their heirs and assigns, shall have the right of free use of the above-described road forever.

IN WITNESS WHEREOF, we have hereunto signed our hands on this 5 day of February, 1979.

GRANTORS:

James H. Stein

James H. Stein

Charlene W. Stein

Charlene W. Stein

James David Stein

James David Stein

Vicki Lynn Stein

Vicki Lynn Stein

Charles M Claiborne

Charles Murphy Claiborne

Darlene Claiborne

Darlene Claiborne

GRANTEES:

Jerry D. Heath

Jerry D. Heath

Dorothy L. Heath

Dorothy L. Heath

2167 FEE/TS 6.00 CHECK

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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, Jerry D. Heath, Dorothy L. Heath, James H. Stein, Charlene W. Stein, James David Stein, Vicki Lynn Stein, Charles Murphy Claiborne and 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 official seal at Nashville, Tennessee, this 8th day of February, 1979.

NOTARY PUBLIC

My Commission Expires:

1-29-80

The actual consideration for this transfer is $-0- dollars.

AFFIANT

Sworn to and subscribed before me this 8th day of February, 1979.

NOTARY PUBLIC

My Commission Expires:

1-29-80

F. I. 3 4 7 4.

IDENTIF. REFERENCE

FEB 9 2 40 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.