BOOK , 03/14 73.10- CHECK

SEND TAX STATEMENTS TO:

W. H. Wisener
2913 Harbour View Drive
Nashville, Tn. 37216

MAP NO. 181, PARCEL NO. P/O Par28 Ts

BOOK 5405 PAGE 138

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

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY SIX THOUSAND ($26,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, MARTHA S. WISENER, THELMA LOUISE CLARK, JAMES ALIVE 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 W. H. WISENER AND WIFE, PEGGY P. WISENER, their heirs and assigns, those certain tracts or parcels 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. Rainey, Surveyor #823, dated July 21, 1978, and known as Job No. 78-222 as follows:

Beginning at an iron pin on the westerly margin of Pettus Road, said iron pin being 320.00' as measured northwardly along the westerly margin of said road from the northerly line of the Jesse M. Wisener property of record in Deed Book 4555, page 147, Register's Office for Davidson County, Tennessee; thence leaving the westerly margin of said Pettus Road N. 84° 22' 38" W. 1658.29' to an iron pin; thence S. 6° 18' 16" W. 472.28' to an iron pin, said iron pin being in the line of the Dorothy C. Smith property of record in Deed Book 4256, page 594, Register's Office for Davidson County, Tennessee, and also being in a fence line; thence with Smith's line and a fence N. 83° 55' 54" W. 396.06' to an iron pin; thence leaving Smith's line and a fence N. 5° 35' 26" E. 634.98' to an iron pin, said iron pin being the northwest corner of this tract; thence S. 84° 08' 48" E. 2088.79' to an iron pin, said iron pin being on the westerly margin of aforesaid Pettus Road; thence with the margin of Pettus Road the following 3 calls: S. 13° 30' 24" W. 25.87' to an iron pin; thence S. 16° 31' 36" W. 122.24' to an iron pin; thence S. 14° 16' 11" W. 11.89' to the point of beginning, containing 12.01 Acres, more or less.

The above described property is part of the same property conveyed to J. W. Wisener by deed of record in Book 1129, page 463, Register's Office for 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 W. H. Wisener and wife, Peggy P. Wisener, their heirs and assigns, forever.

AND WE COVENANT with the said W. H. Wisener and wife, Peggy P. Wisener, 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 representatives, to warrant and forever defend the title to said land, to the said W. H. Wisener and wife, Peggy P. Wisener, 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 9th day of February, 1979.

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

BOOK 5405 PAGE 141

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

William Levaugh
WILLIAM LEVAUGH
BY: MARTHA S. WISENER, ATTORNEY-IN-FACT

JAMES WILLIAM WISENER, JR.
BY: Raymond L. Barrett
RAYMOND L. BARRETT, CLERK AND MASTER

STATE OF TENNESSEE
COUNTY OF Davidson

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 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, the within named bargainor, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, on this the 20th day of February, 1979.

(SEAL)

Christie LaFevor
Notary Public

CHRISTIE LAFEVOR NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

January 18, 1982

STATE OF TENNESSEE

BOOK 5405 PAGE 142

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, Rogert McMurtry, John Paul Wisener and wife, Gayle Wisener, Nellie Margaret Thomas and husband, Charles Thomas, Jesse Marvin Wisener and wife, Patricia A. Wisener, and Martha S. Wisener, Attorney-in-Fact for Dorothy Jean Levaugh and husband, William Levaugh, who acknowledged that she executed the within instrument on behalf of them as their free act and deed, 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 9th day of February, 1979.

Notary Public

(SEAL)

My Commission Expires:

Nov 28, 1979

STATE OF TENNESSEE

COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $ 24,600.00.

Sworn to and subscribed before me, on this the 12th day of February, 1979.

Notary Public

(SEAL)

My Commission Expires:

Oct 26, 1979

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
MAR 14 10 06 AM '79

F. 1. 8 3 9 1.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5405 PAGE 143

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

26000.00- CAMT.
67.60 CSTAX
.50 PRFEE
10.00 WDEED
CHECK 78.10-
8536A03/14/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8. 3 9. I.

T
IDENTIF. REFERENCE
MAR 14 10 07 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 370145