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

BOOK 5610 PAGE 724

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. William E. Pons	new owners	Map 126
(NAME:)	(NAME:)	
530 Doral Country Drive		Parcel to be
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		assigned
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

QUITCLAIM DEED WITH COVENANTS
RUNNING WITH THE LAND

James H. Stein and wife, Charlene W. Stein, hereby quitclaim to William E. Pons and wife, Vicki D. Pons, 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:

Reference information to locate the true point of beginning of the foregoing 5.80 acre tract:

Beginning at a point on the northern edge of the pavement of Highway 70 in the center of a culvert under the said highway, the same being the original southwest corner of the James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property; thence, N 76° E (measured along the northern edge of the pavement of Highway 70) 1157.0 feet to a nail in the edge of the pavement; thence, N 16°15' W 33 feet to a point in the north edge of the right of way of Highway 70, this being the southwest corner of the Paul D. Butler property; thence, N 76° E 331 feet along the southern boundary of the Butler property and along the northern boundary of the Highway right of way to a point which is the southeast corner of the Butler property; thence, along the northerly margin of the Highway right of way as follows: N 80° E 176 feet to a point; N 86°30' E 164 feet to a point; thence, S 82° E 164 feet to a point in the north margin of the Highway 70 right of way, this being the true point of beginning of the tract of land hereinafter described.

Thence, leaving said point of beginning N 10°17' E 347.87 feet to an iron pin; thence, N 62° W 250 feet to an iron pin in the southerly margin of a 50 foot wide strip of land heretofore conveyed to Jerry D. Heath, et ux, for roadway purposes; thence, along the south margin of said 50 foot tract for the following calls: N 32° E 100 feet to a point; N 47° E 200 feet to a point; N 33° E 200 feet to an iron pin; thence, leaving the southerly margin of the aforesaid 50 foot roadway, S 60° E 175 feet to an iron pin; thence, S 0°57' W 866.29 feet to a point in the northerly margin of the right of way of Highway 70; thence, along said northerly right of way boundary N 70° W 302 feet to the point of beginning, containing 5.80 acres, more or less.

Being a portion of the same property conveyed to James H. Stein by deed from Mary Louise Stein of record in Book 5024, page 953, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Route 1, Kingston Springs, Tennessee, 37082.

This conveyance is subject to covenants running with the land as set forth in Book 5393, page 899, Register's Office for Davidson County, Tennessee.

This conveyance is also subject to the following restrictions running with the land:

1. No noxious or offensive operation 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.

2. 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.

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

4. 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 23 May day of May, 1980.

F.9.26488
IDENTIF. REFERENCE
Jun 9 3 29 PM '80
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

James H. Stein
JAMES H. STEIN

Charlene W. Stein
CHARLENE W. STEIN

William E. Pons
WILLIAM E. PONS

Vicki D. Pons
VICKI D. PONS

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, Charlene W. Stein, William E. Pons and Vicki D. Pons, 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, this 23rd day of May, 1980.

NOTARY PUBLIC

My Commission Expires: [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

James H. Stein
AFFIANT

Sworn to and subscribed before me this 23rd day of May, 1980.

NOTARY PUBLIC

My Commission Expires: [illegible]