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

BOOK 5706 PAGE 697

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Harold W. Reynolds	Same	Map 126
P.O. Box 105 (NAME)	(NAME)	
Old Charlotte Road		Parcel to be
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	assigned
Pegram, Tennessee 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of one (1) dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~XXXXXX~~

James H. Stein and wife, Charlene W. Stein

have this day bargained and sold, and do hereby transfer and convey unto the said Harold W. Reynolds and wife, Barbara E. Reynolds

the Grantees herein, their (successors), heirs and assigns.

certain real estate in Davidson County, Tennessee, as follows:

SEE ATTACHED SHEET

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,500.00

Subscribed and sworn to before me, this the [illegible] day of January 19 81

My commission expires: 1-29-84 (Affix Seal)

X Harold W Reynolds Affiant

X [illegible] Notary Public

This is unimproved XX property, known as Highway 70, Route #1, Kingston Springs, TN, 37082 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this [illegible] *day of* January *19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James H Stein
X Charlene W Stein

X Harold W Reynolds
X Barbara E Reynolds

02/03 34.20- CHECK

7995

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Vicki D. Ponce, *a Notary Public in and for said County and State,* James H. Stein and wife, Charlene W. Stein, and Harold W. Reynolds and wife, Barbara E. Reynolds

the within named bargainor....., 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* 20th *day of* January, *19*81.

× Vicki D. Ponce *Notary Public*

Commission expires 1-29-84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the ....., the within named bargainor, a corporation, and that ... he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in ....., this.....day of....., 19.....

Notary Public

Commission expires.....

G 2 7 9 1 4

IDENTIF. REFERENCE

FEB 3 11 11 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES H. STEIN, ET UX
TO
HAROLD W. REYNOLDS, ET UX

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

WARRANTY DEED
Map 126

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 5.87 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 original 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) 1,157.0 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; thence, N 86°30' E 164 feet to a point; thence, S 82° E 164 feet; thence, S 70° E 302.00 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 00°57' E 866.29 feet to an iron pin; thence, N 60° W 175 feet to an iron pin; thence, N 12°30' W 300 feet along the eastern portion of a road right of way to an iron pin; thence, S 84° E 335 feet to an iron pin; thence, S 2°3' E 1,349.73 feet to a point on the north margin of the Highway 70 right of way; thence, along said highway right of way N 59° W 215 feet to the point of beginning, containing 5.87 acres, more or less.

This tract is shown as tract number 3 on a plat prepared April, 1980 by Donald R. Carver, Surveyor, 209 Pear Orchard Drive, Goodlettsville, Tennessee, 37072.

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.

Grantees agree to share equally with the owners of the roadway tract, which borders subject tract 300 feet on the northwest side, the responsibility for maintaining the graveling and grading of the roadway contained within the 300 foot section adjacent to grantees' property.

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.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5206 PAGE 700

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			9500.00- CO	
			24.74 CO TX	
	VD		24.74- CO TX	
			24.70 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	34.20-
7995A02/03/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 7 9 1 4

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IDENTIF. REFERENCE

FEB 3 11 12 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 804955