BOOK 5850 PAGE 952

MAP 132-10, PARCEL 65

This Instrument Prepared By:
Alexander, Hartzog, Harris & Silva
Attorneys at Law
Court Square
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, THOMAS L. RITTER, have bargained and sold and by these presents do transfer and convey unto GARY R. NELSON and wife, MARILYN F. NELSON, their heirs and assigns forever, the following described property, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Curtiswood Estates II, as of record in Book 5200, Page 371, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a full and complete description of said lot as if copied verbatim herein.

Being a portion of the property conveyed to Thomas L. Ritter by Deed from Andrew B. Benedict, Jr., et ux., of record in Book 5828, Page 740, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1982 Taxes are a lien against the property, but are not yet due and payable.

2. Clearance Permit granted to Southern Bell Telephone and Telegraph Company by Andrew B. Benedict and wife, Sarah Bryan Benedict, of record in Book 2409, Page 306, Register's Office of Davidson County, Tennessee.

3. Plat of Curtiswood Estates II of record in Book 5200, Page 371, said Register's Office, indicates the following: (1) Owner's Certificate; (2) 75 ft. minimum building setback line from Curtiswood Circle; (3) 10 ft. public utility and drainage easement lying along the southerly and easterly boundary lines; (4) 15 ft. public utility and drainage easement lying along the northerly boundary line; (5) Rear yard and side yard setback requirements as stated thereon.

4. All visible easements lying on and across the property.

5. Applicable zoning ordinances and building regulations.

THIS transfer is subject to Restrictive Covenants applicable to Lots numbered 1, 2, and 3 as shown on the Plat of Curtiswood Estates II, City of Oak Hill, which appears of record in Book 5200, Page 371, Register's Office of Davidson County, Tennessee. These Restrictive Covenants run with the land and are binding on all parties now owning any of said lots, their successors, heirs, or assigns, and all persons holding under them until January 1, 2012. The Restrictive Covenants are as follows:

1. No shop, store, factory, or business house of any kind shall be erected or maintained on any of this property.

2. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on property shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

3. Nothing in paragraphs # 1 and # 2 shall preclude the use of trailers, or temporary buildings used during construction of residences.

4. Nothing shall be permitted on any of the property that may be or become a nuisance to the neighborhood, nor shall anything be done or permitted on the property that shall be or become noxious or offense to the neighborhood, or dangerous to health.

5. Vegetable gardens, laundry yards, incinerators, and the like must be located to conform to general landscaping of each lot, and screened from view by hedges or other type of shrubbery or evergreens, but this shall not be construed to permit these or any other activities to be conducted on a commercial basis.

6. No horses, ponies, cows, swine or other animals, except domestic pets shall be permitted on the property, but vicious or offensive pets shall not be permitted to run at large, or to become a nuisance or disturbance to the neighborhood.

7. Permanent easements and right-of-ways are reserved over the rear or side of lots for installation and maintenance of public utilities, as shown and set out on the recorded Plat of Subdivision.

8. Any dwelling constructed on these lots must contain not less than 2200 square feet devoted to living space exclusive of garages, porches, patios, or carports. A two-story dwelling or a story and a half dwelling shall contain not less than 1400 square feet on main floor living level and a total of 2400 square feet for both living levels.

9. No duplex or multi-family dwelling shall be permitted to be construced on the property.

10. It shall be the purpose and intent of these restrictions to permit dwellings of good architectural design, workmanship and materials, and the Plans and Specifications for the erection or alterations of any building, fence, wall, or other structure must be approved in writing by Estes-Taylor Company, a Tennessee Corporation with principle office and place of business at 2309 Crestmoor Road, Nashville, Tennessee, prior to the time any such work is begun. The Plans submitted must show the nature, kind shape, height, materials, floor plans and location of such structure, and be accompanied by diagram of lot setting for the exact location of all proposed structures whatsoever. Estes-Taylor Company, in its sole discretion shall have the right to refuse Plans which are not deemed by it as suitable or desirable. No structures, temporary or otherwise, shall be moved onto any lot without approval in writing by Estes-Taylor Company.

11. In the event Estes-Taylor Company fails or refuses to approve or disapprove such Plans submitted to it within thirty (30) days after receipt of such Plans, such failure or refusal to act shall be construed as an approval of the plans submitted.

12. If Estes-Taylor Company surrenders its charter to to do business for any reason, than the powers, right and duties herein reserved for Estes-Taylor Company shall automatically apply to the then owners of these lots, as a committee of three. Any subsequent owner shall become a member of the committee of three. The intent and purpose of this paragraph is to place those powers, rights and duties in the hands of the three owners of the lots at all times should Estes-Taylor Company cease to do business.

13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

14. If any present or future owner of any of the above land, or their successors, heirs and assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any other lot or any part of the property to prosecture any proceedings, at law or in equity, against the person or persons violating, or attempting to violate such covenants or restrictions, and either prevent him or them from so doing or to recover damages or other dues for such violation.

THIS TRANSFER is subject to the following covenant binding upon the Grantee, his heirs and assigns:

As a covenant running with the real estate herein described, Grantees agree that if within twenty-four (24) months from even date herewith they have not entered into a written Contract with the Estes-Taylor Company to construct a house on the herein described real estate, then, and in such event, the Estes-Taylor Company, or its assigns, shall have the right and option for an additional period of thirty (30) days to repurchase said real estate from the Grantees for the sum of Sixty Thousand ($60,000) Dollars, plus interest at the rate of ten (10%) per cent per annum, from date of Deed.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

CHARLOTTE C. RITTER, the wife of the Grantor herein, joins in this conveyance for the purpose of transferring to the Grantees herein, their heirs and assigns, any right, title or interest she may have in the herein described real estate by virtue of her marriage to the Grantor.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 8TH day of FEBRUARY, 1982.

Thomas L. Ritter

Charlotte C. Ritter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DONNIE P. HARRIS,

a Notary Public in and for said County and State, the within named Thomas L. Ritter, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, on this the 8TH day of FEBRUARY, 1982.

Donald P. Hamm
Notary Public

My Commission expires:
12/6/83.

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, Armintie B. Mizell, a Notary Public in and for said County and State, the within named Charlotte C. Ritter, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Bonita Springs, Florida, on this the 3 day of February, 1982.

Armintie B. Mizell
Notary Public

My Commissiom expires:
1/07/86.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

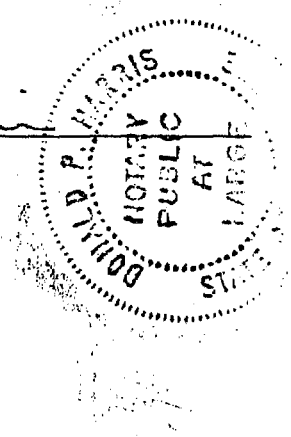
I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of Sixty Thousand ($60,000) Dollars.

James L. Ritter
Affiant

Sworn to and subscribed before me on this the 8TH day

of February, 1982.

Donald P. Harris
Notary Public



My Commission expires:

12/6/83.

SEND TAX BILLS TO:

Mr. Gary R. Nelson
Two International Plaza; Suite 210
Nashville, Tennessee 37217

G 7 9 3 9 8

IDENTIF. REFERENCE

FEB 10 2 46 PM '82

FELIX E. ALLISON REGISTER
DAVIDSON COUNTY, TENN.

2163 02/10 174.50- CASH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5850 PAGE 958

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
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			18.00 MDEED	
			CASH	174.50-
2163A02/10/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G79398

IDENTIFICATION REFERENCE

FEB 10 2 46 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 866717