This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5939 PAGE 669

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D. Craig Clonts and wife,		Map 174
Esther V. Clonts	(NAME)	
549 Cedarmont Drive	SAME	Parcel 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	(Part of)
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,

wife, Esther V. Clonts
cash in hand paid by D. Craig Clonts and/other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Neal L. Jennings and wife, Carolyn B. Jennings

have this day bargained and sold, and do hereby transfer and convey unto the said D. Craig Clonts and wife,
Esther V. Clonts

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th Civil District of Davidson County, Tennessee, described according to survey of McConnell Engineering, dated September 10, 1982 as follows:

Beginning at an iron pin in the west margin of Cain Ridge Road, said point located northwardly 337.07 feet from the northeest corner of property conveyed to James R. Kiffer in Book 4799, page 492, Register's Office for Davidson County, Tennessee; thence South 88 deg. 35 min. 39 sec. West 797.87 feet to an iron pin; thence North 01 deg. 34 min. 00 sec. West 213.30 feet to an iron pin; thence North 78 deg. 11 min. 52 sec. East 750.00 feet to a concrete monument in the west margin of Cain Ridge Road; thence with said margin, South 11 deg. 17 min. 43 sec. West 353.90 feet to the point of beginning, containing according to said survey 5.00 acres.

Being part of the same property conveyed to Neal L. Jennings and wife, Carolyn B. Jennings by deed of record in Book 4748, page 857, said Register's Office.

This conveyance is made subject to Restrictive Covenants which are attached hereto as Exhibit "A".

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 17th day of September 19__

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Cain Ridge Road, Nashville, Tennessee
(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 17th *day of* September *19* 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Neal L. Jennings

Carolyn B. Jennings

BOOK 5939 PAGE 670

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E Moran, *a Notary Public in and for said County and State,* Neal L. Jennings and wife, Carolyn B. Jennings

the within named bargainor S., 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* 12th *day of* Sept, *19* 82.

Doris E. Moran *Notary Public*

Commission expires 10-20-85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

WARRANTY DEED

FROM
Neal L. Jennings etux

TO
D. Craig Clonts

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

Recorded

EXHIBIT "A"

RESTRICTIVE COVENANTS

1. No residence shall be constructed with less than 1400 square feet of living area, excluding garages and porches.

2. All residential buildings must have exterior material to grade (no block foundations left exposed).

3. All residential buildings must be set back at least 100 feet from the public road property line. All detached buildings must be in the rear of dwelling.

4. All barns and related type buildings must be set back 200 feet or more from front property line and 25 feet from side and rear lines.

5. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.

6. There shall be no commercial poultry or swine feeding on any of the tracts.

7. There shall be no storage of junk cars, building materials or any other offensive or unsightly storage on tracts.

8. These restrictions shall continue in force for 25 years.

IDENTIF. REFERENCE
SEP 21 10 34 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
H093112
09/21 35.50- CHECK
9824

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

RECEIVED OF _____ BOOK 5939 PAGE 672

FOR _____

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	35.50-
			9804A09/21/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 9 3 1 2

T
IDENTIF. REFERENCE

SEP 21 10 34 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900722