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

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ernest D. Henson et ux | SAME | 183-84 |
| (NAME) | (NAME) | |
| 571 Huntington Pkwy | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

cash in hand paid by the grantee(s) and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

BOOK 5977 PAGE 518

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

have this day bargained and sold, and do hereby transfer and convey unto the said Ernest D. Henson and wife, Shirley D. Henson the Grantees herein, their (successors), heirs and assigns.

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

and in the 5th Civil District, Davidson County, Tennessee.

eing Tract No. 14 on the plat of Jennings Property, located east of Old Hickory Blvd. (Hobson ike Section), approximately 1/2 mile south of Interstate Hwy. No. 24 East.

eginning at a point in the center of a 50 foot right-of-way and access road, the same being locate pproximately 3,622 feet easterly and southerly from the east margin of Old Hickory Blvd.; thence ith the center of said access road S 1 deg. 56' 30" W., 274.2 feet to a point on the north ine of the property of Metro Government, of record in book 5079, page 540; thence with the orth line of same as follows; N 84 deg. 45' 39" W, 533.12 feet; S 7 deg. 50' 25" W, 121.03 eet; S 45 deg. 55' 05" W, 23.83 feet; S 62 deg. 41' 13" W, 50.37 feet; S 78 deg. 36' 32" W, 98.22 eet; S 82 deg. 49' 11" W, 33.36 feet; N 88 deg. 10' 09" W, 325.52 feet; thence N 21 deg. 45' 3" E, 543.72 feet to the common rear corner of tracts 14 and 15; thence with the dividing line etween said tracts S 85 deg. 10' 35" E, 1279.42 feet to the point of beginning, containing 10 cres.

eing part of the same property conveyed to Carolyn B. Jennings, by deed of record in Book 5047, age 640, Register's Office for said County. This property is unimproved and identified as part f Parcel No. 84 on Metro. Tax Map No. 183.

This conveyance is made subject to Encumbrances to Title shown on Exhibit "A' attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,200.00

Subscribed and sworn to before me, this the 14th day of December 1982

Affiant

My commission expires: 10-20-1985 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Jennings Parklane (off Old Hickory Boulevard) Davidson County, Tn.
(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 14th day of December, 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.

Carolyn B. Jennings

Neal L. Jennings

12/15 CH 5449

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 Carolyn B. Jennings and husband, Neal L. Jennings, 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 14th day of December, 1982

Mary W. Anderson
Notary Public

My commission expires: 10-20-1985

EXHIBIT "A"

ENCUMBRANCES TO TITLE

BOOK 5977 PAGE 520

1. Restrictive covenants contained in an instrument of record in Book 5047, pages 640, 666, 671, 676, and 712, Register's Office for Davidson County, Tennessee, as follows:

   1. No residence shall be constructed with less than 1200 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 Tracts Nos. 1 through 21.
   7. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on Tracts Nos. 1 through 21.
   8. These restrictions shall continue in force until the 1st day of May, 1996.

2. Flow of unnamed creek across the premises.

3. 25 foot wide frontage easement across the front of the premises for joint ingress and egress and future utilities serving all purchasers or owners of the 17 tracts shown on Survey of Jennings Property, made by Ernest Medlin, dated October 8, 1982, their heirs, devisees, successors or assigns.

H 2 1 5 3 7.

IDENTIF. REFERENCE

DEC 15 2 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5977 PAGE 521

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 20200.00- CO | |
| | | | 52.52 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 62.02- |
| | | | 5449A12/15/82 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

2 11 5 3 7.

IDENTIF. REFERENCE

DEC 15 2 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915723