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

WARRANTY DEED

BOOK 5979 PAGE 909

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Dornan	SAME	183-74,75
(NAME) 5945 PETTUS ROAD	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) ANTIOCH, TN. 37013	(STREET ADDRESS)	
(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.

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

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles Dornan

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

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

Land in the 5th Civil District, Davidson County, Tennessee.
Being Tract No. 2 on the plat of Jennings Property, located east of Old Hickory Blvd. (Hobson Pike Section), approximately 1/2 mile south of Interstate Hwy. No. 24 East.

Beginning at a point in the center of a 50 foot right-of-way and access road, the same being located approximately 710 feet easterly and southerly from the east margin of Old Hickory Blvd.; thence with the center of said access road South 1 deg. 56 min. 30 sec. West, 249.53 feet which is the common front corner of Tracts No. 2 and 3; thence with the dividing line between said tracts South 83 deg. 44 min. 26 sec. East, 1739.83 feet to a point on the east line of the Jennings tract boundary; thence with said line North 6 deg. 15 min. 34 sec. East, 248.82 feet to the common rear corner of tracts No. 1 and 2; thence with said line North 83 deg. 44 min. 26 sec. West, 1758.61 feet to the point of beginnning, containing 10 acres.

Being part of the same property conveyed to Carolyn B. Jennings, by deed of record in Book 5107, page 641, Register's Office for said County. This property is unimproved and identified as part of Parcel No. 74 and 75 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 $ 20.00

Affiant

Subscribed and sworn to before me, this the 17th day of December 1982

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 17th *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

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 17th day of December, 1982

NOTARY PUBLIC SEAL — RECORDING MARY W. ANDERSON — DAVIDSON COUNTY, TENN.

Mary W. Anderson
Notary Public

My commission expires: 10-20-1985

EXHIBIT "A"

ENCUMBRANCES TO TITLE

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 2 2 3 8

IDENTIF. REFERENCE

Dec 20 11 12 AM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5979 PAGE 912

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
			20000.00= CO	
			52.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	61.50-
6352A	12/20/82	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22238

IDENTIF. REFERENCE

DEC 20 11 12 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916595