OFFICIAL RECEIPT

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

WARRANTY DEED

BOOK 5989 PAGE 409

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George T. Johnston and wife, Shirley A. Johnston		Map 174
(NAME)	(NAME)	Parcels 149, 143, 147 & 146
5102 John Hager Road	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076		
(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 George T. Johnston and wife, Shirley A. Johnston 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 George T. Johnston and wife, Shirley A. Johnston, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Neal L. Jennings Property as of record in Book 5210, page 398, Register's Office for said County and Lots Nos. 4, 5 and 6, Neal Jennings Property, Section 2, as of record in Book 5800, page 8, said Register's Office.
For a more complete description reference to said plan is hereby made.

The above described property was conveyed to Neal L. Jennings and wife, Carolyn B. Jennings, as tenants by the entirety by deed from Neal L. Jennings of record in Book 4748, page 857, said Register's Office.

This conveyance is made subject to restrictive covenants attached hereto as Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,500.00

Subscribed and sworn to before me, this the 4th day of January 19 83

Affiant Shirley A. Johnston

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

Notary Public Mary W. Thornburgh

unimproved (X)
This is improved ( ) property, known as ..... Cane 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 4th *day of* January *19* 83 *, 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

0056 120

9583

BOOK 5989 PAGE 410

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ambrose, *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* 4th *day of* January, *19*83.

Mary W. Ambrose
Notary Public

Commission expires 10-20-1985

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE

WARRANTY DEED

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

TO
George T. Johnston and wife,
Shirley A. Johnston

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

RESTRICTIVE COVENANTS

BOOK 5989 PAGE 411

1. LAND USE AND BUILDING TYPE: No lots shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one detached two family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

2. DWELLING QUALITY AND SIZE: It is the intention and purpose of the covenants to assure that all dwellings shall be of quality workmanship and materials substantially the same or better which can be reproduced on the date these covenants are recorded. The ground floor shall not be less that 1400 square feet for a one story building nor less than 900 square feet for the ground floor area of the dwelling of more than one story. Houses containing basements shall be considered a one story building. Split foyer style houses shall have a minimum of 1200 square feet on the main level. All dwellings must have exterior material to grade (no block foundations left exposed) and all out-buildings will have the same exterior material to grade as the dwelling.

3. BUILDING LOCATION: No building shall be located on any lot nearer to the front line than 100 feet, or nearer to the side line than 25 feet. No out-building will be located in front of the dwelling.

4. TEMPORARY STRUCTURES: No structures of a temporary character, shack, trailer, basement, tent, garage, barn, or other out-buildings shall be used on any lot at any time as a residence either temporarily or permanently.

5. NUISANCES: No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance to the neighborhood.

6. TERMS: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

7. No debris, old lumber or other unsightly objects shall be moved onto any lot in said subdivision. Construction or improvements thereon, shall be completed within ten (10) months, but nothing shall preclude the construction of addition to dwellings or garages. No building materials will be stored thereon until within 60 days of the commencement of construction thereon.

8. No animal shelters shall be located on lots 4, 5, and closer than 100 feet of said lots. No commerical feeding of swine or poultry shall be permitted on any lot.

9. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

10. SEVERABILITY: Invalidation of any one of these covenants by judgement of Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

H24828
IDENTIF. REFERENCE
JAN 6 1 07 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5339 PAGE 412

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
			42500.00- CO	
			110.50 CO.TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 120.00-	
			9663A01/06/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 4 8 2 8

IDENTIF. REFERENCE

JAN 6 1 07 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919713