THIS INSTRUMENT PREPARED BY:
Richard R. Clark, Attorney
3221 Nolensville Road
Nashville, TN 37211 (832-0138)

WARRANTY DEED

BOOK 6013 PAGE 914

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Mattox, Jr., et ux	Same	to be
(NAME) 4641 Dowdy Drive	(NAME) Same	assigned
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Twenty-One Thousand and No/100---------- ----------($21,000.00)---------- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

we, T. J. Haston and wife, Linda S. Haston

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Mattox, Jr. and wife, Velma P. Mattox

their *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. 16 on the Plat of Jennings Property, located east of Old Hickory Boulevard (Hobson Pike Section), approximately 1/2 mile south of Interstate Highway 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 2950 feet easterly and southerly from the east margin of Old Hickory Boulevard; thence with the center of said access road South 1 degree 56 minutes 30 seconds West, 338.6 feet which is the common front corner of tracts No. 15 and 16; thence with the dividing line between said tracts North 85 degrees, 10 minutes 35 seconds West, 1297.56 feet to a point on the west line of the Jennings tract boundary; thence with said line North 5 degrees, 48 minutes East, 338.22 feet to the common rear corner of tracts No. 16 and 17; thence with said line South 85 degrees 10 minutes 35 seconds East, 1274.78 feet to the point of beginning, containing 10 acres.

BEING the same property conveyed to T. J. Haston by deed from Neal L. Jennings and wife, Carolyn B. Jennings by deed of record in Book 5979, Page 1, Register's Office for Davidson County, Tennessee. The said Linda Haston joins in this instrument to convey any martial interest she may have.

THIS CONVEYANCE IS MADE SUBJECT TO ENCUMBRANCES TO TITLE AS FOLLOWS:

1. Restrictive covenants contained in an instrument of record in Book 5047, pages, 640, 666, 671, 676 & 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 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.

297 03/02 64.10- CHECK

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 utilitites 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 1st day of March, 19 83

Affiant

My Commission expires 4-20-86 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as ..... Tract No. 16, Plat of Jennings Property, 5th Civil District
(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 1st *day of* March, 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.*

.....

.....

OFFICIAL RECEIPT

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 T. J. Haston and wife, Linda S. Haston

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the bargainors, 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 1st day of March, 1983. Brenda M. Yates, Notary Public.

Commission Expires 4-20-86

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

H 3 6 - 1 5

IDENTIFICATION REFERENCE

MAR 2 11 13 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL COPY

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			21000.00- CO	
			54.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	64.10-
0297A	03/02/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 6 1 5

IDENTIF. REFERENCE

MAR 2 11 13 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 932355