WARRANTY DEED

~~CORPORATE FORM~~ BOOK 6112 PAGE 809

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin L. Wade, et ux.	Same	Fld.Bk. 14-D 45241
(NAME) 5127 BRUCEWOOD	(NAME)	Map 29
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENN 37211	(STREET ADDRESS)	Par 323
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ....FIFTEEN THOUSAND and 00/100 ($15,000.00)........ *Dollars,*

cash in hand, the receipt and adequacy of which is hereby acknowledged,

CHARLES R. JACKSON, individually, and ELIZABETH AVERITT and THOMAS N. BATEMAN, Co-Executors of the Estate of Carlton Averitt (the "GRANTORS") .... *has bargained and sold, and does hereby transfer and convey unto the said*

MARTIN L. WADE and Wife, BESSIE H. WADE (the "GRANTEES") .... their .... *(successors), heirs and assigns,*

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

Land in the Fourteenth 14th Civil District, being more particularly identified as Lot No. 15 on the Plan of Bernard Hills of record in Book 5200, page 386, Register's Office for Davidson County, Tennessee, containing 8.84 acres, more or less, according to a survey by Barry Greer dated October, 1981 to which plat reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to Carlton Averitt and Charles R. Jackson by deed of record in Book 5341, page 88, said Register's Office.

This conveyance is further made subject to certain restrictions and covenants which restrictions and covenants shall run with the land and shall be binding upon all subsequent owners of the proprety hereby conveyed or any portion hereof, as enumerated and set forth on the attached Exhibit "A", incorporated herein by reference.

The 1983 property taxes have been prorated between the parties as of the date of closing and payment thereof has been assumed by the GRANTEES.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 9th day of August 1983 — X M L Wade, Affiant Martin L. Wade

My commission expires: July 21, 1984 (Affix Seal) — Cindy L. Borthick, Notary Public

This is unimproved / improved property, known as .... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ..GRANTEES........ their........ *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors 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.*

Witness ....our.... *hand*S........ *this* .... 9th *day of* ....August........ 19 83

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX duly authorized officers on said day and date~~

Charles R. Jackson
CHARLES R. JACKSON

Elizabeth B. Averitt
ELIZABETH B. AVERITT and

Thomas N. Bateman
THOMAS N. BATEMAN, Co-Executors of The Estate of Carlton Averitt

BOOK 6112 PAGE 810

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Charles R. Jackson, Elizabeth B. Averitt and Thomas N. Bateman, *with whom I am personally acquainted, and who, upon oath, acknowledged* ~~himself~~ themselves to be XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, *the within named bargainor*~~s, a corporation~~ *and that* ~~he as such~~ they ~~being authorized so to do~~ *executed the foregoing instrument for the purposes therein contained,* ~~by signing the name of the corporation by~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and seal, at office in Nashville, Tennessee
this 9th *day of* August, 1983

Sidney S. Forester Jr. *Notary Public*

Commission expires January 20, 1985

SIDNEY S. FORESTER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CHARLES R. JACKSON, and
ELIZABETH B. AVERITT and
THOMAS N. ~~XX~~ BATEMAN,
Co-Executors of the Estate of
Carlton Averitt

TO

MARTIN L. WADE, and Wife
BESSIE H. WADE

THIS INSTRUMENT WAS PREPARED BY:
Dale L. Stegall, Esquire
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, Tennessee 37201

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE

EXHIBIT A

Restrictions and Covenants

1. No mobile homes permitted even if used temporarily while constructing a permanent house.
2. House to contain not less than 1,400 square feet of living area.
3. Houses to be constructed of brick or stone or an approved combination of these.
4. No poultry or swine permitted.
5. Houses must be set back 60 feet from road and must be at lease 20 feet from lot sidelines.
6. Detached garages must be at least 30 feet from rear of house.
7. Barns to be at least 300 feet from rear of house.
8. No resubdivision of tracts of five acres or less.
9. Only one family or duplex houses permitted. Duplex if side-by-side must contain 2,200 square feet.
10. No garages for public use to be maintained nor the storing of old or junk cars.

3494 00/00 48.50- CHECK
H66002
IDENTIF. REFERENCE
AUG 9 4 22 PM '83
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6112 PAGE 812

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

15000.00- CO
39.00 CO TX
.50 PRFEE
9.00 MORT
CHECK 48.50-
8494A00/00/52 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H6002

IDENTIF. REFERENCE

AUG 9 4 22 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 970047