24-101

This Instrument Prepared By:
Sam Sawyer, Attorney at Law
P. O. Box 1537
Tullahoma, TN 37388 VOL 461 PAGE 434

TAX INFORMATION:
Map No. 178
Group
Parcel 24 Jw

Real Property Tax Responsibility:
Gary J. Jordan
James Thomas Anderson.

SEND TAX BILL TO:
Gary J. Jordan
RT 4
Fairvalley, TN 37064

BOOK 6176 PAGE 904

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, TONY W. FORTNER and wife, MARTHA A. FORTNER, have bargained and sold, and by these presents do transfer and convey unto JAMES THOMAS ANDERSON and wife, JADE DENEASE ANDERSON, and GARY STEPHEN JORDAN and wife, MARILYN SUE JORDAN, hereinafter referred to as "GRANTEES", their heirs and assigns, a certain tract or parcel of land located and situated in the 9th Civil District of Davidson County, and the 6th Civil District of Williamson County, State of Tennessee, bounded and described as follows, to-wit:

A certain tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, and in the 6th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to-wit: A portion of the John A. Bragg et ux property located on State Highway 96 in Williamson County, Tennessee, at the Williamson-Davidson County line and shown as Lot No. 3 on the survey by Carlisle & Brown, Engineering and Surveying, dated August 22, 1978. BEGINNING at an iron pin located in the southerly right-of-way line of State Highway 96, said beginning point being the northeast corner of Lot No. 2 and northwest corner of the property described herein; thence S 59 deg. 56 min. E, a distance of 275.0 feet along the southerly right-of-way of State Highway 96 to an iron pin; thence S 30 deg. 04 min. W, a distance of 1,320.87 feet to an iron pin located in the northeast line of the Hooper Linton property; thence N 37 deg. 49 min. W, a distance of 258.81 feet with the Hooper Linton property line to an iron pin; thence N 28 deg. 25 min. E, a distance of 1,223.92 feet to the point of beginning, containing 7.5 acres, more or less.

Being the same property conveyed to Tony W. Fortner and wife, Martha A. Fortner, by warranty deed of record in Deed Book 5333, page 84, Register's Office, Davidson County, Tennessee, and also of record in Deed Book 321, page 364, Register's Office, Williamson County, Tennessee.

This conveyance is made, executed and accepted subject to the following restrictions:

1. No residence shall be constructed with less than 1,200 square feet of living area, excluding garages and porches.

2. All residential buildings must have exterior material to grade (no foundations left exposed).

3. All residential buildings must be set back at lease 100 feet from public road property line. All detached buildings must be in rear of dwelling.

4. All barns and related type buildings must be set back 200 feet or more from property line adjoining Highway 96.

5. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters within 900 feet from property line and adjoining Highway 96. Any residential construction within 900 feet from property line adjoining Highway 96 must be completed within 12 months from beginning date.

6. No. swine or commercial poultry may be kept on property.

7. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns, forever.

AND WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 2nd day of November, 1983.

Tony W. Fortner
TONY W. FORTNER

Martha A. Fortner
MARTHA A. FORTNER

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said County and State, TONY W. FORTNER and wife, MARTHA A. FORTNER, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 2nd day of November, 1983.

Fay C. Stamps
NOTARY PUBLIC

My Commission Expires:

5/3/87

FAY C. STAMPS NOTARY PUBLIC AT LARGE

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $20600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James Thomas Andrews
AFFIANT

SWORN TO AND SUBSCRIBED before me, this 2nd day of Nov 1983.

Joyce Phillips
NOTARY PUBLIC

My Commission Expires: 5/3/89

NOTARY PUBLIC COUNTY OF DAVIDSON STATE OF TENNESSEE AT LARGE

MAIL ENV.

IDENTIF. REFERENCE

Nov 16 2 07 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

H86749

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 7 day of Nov 1983
at 3:58 o'clock P M Noted in Note Book 33 page 294
and Recorded in Book No 461 page 434 State Tax
Paid 53.56 Fee .50 Recording Fee 9.00 Total 63.06
Receipt No. 4723 Witness my hand

J D Bennett Register

11/16 9.00- CHECK

2054