PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 19[illegible].

Roger D. Perry
AFFIANT

Subscribed and sworn to before me, this the 22 day of December, 1983.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires Jan [illegible]

BOOK 6206 PAGE 697

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Roger D Perry	Same	
229 Hillcrest Dr		
Madison, Tenn 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **DONALD CLIFFE TRAYLOR and wife, DEBRA LYNN TRAYLOR**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROGER D. PERRY and wife, CELESTE D. PERRY**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the Second Civil District of Davidson County, Tennessee. BEING Lot #1 on the Division of a Portion of the Donald C. Traylor Land as of record in Book 5190, Page 675, Register's Office for Davidson County, Tennessee. Said Lot begins at a monument in the westerly margin of Neely's Bend Road thence North 85 deg. 37 min. 04 seconds West 686.02 feet to an iron pin; thence North 62 deg. 57 min. 58 sec. East 304.52 feet to an iron pin; thence South 85 deg. 33 min. 56 sec. East 435 feet to a monument in the westerly margin of Neely's Bend Road; thence with the margin of said road South 7 deg. 35 min. 7 sec. West 158.58 feet to the point of beginning.

BEING a part of the property conveyed to **Donald Cliffe Traylor and wife, Debra Lynn Traylor** by Warranty Deed from **Christine Traylor Batey, et al** of record in Book 5297, Page 245, Register's Office for Davidson County, Tennessee.

Seller warrants until 3/1/84 that the property has been approved by the Metropolitan Planning Commission and meets local and state building requirements for the construction of a personal residence.

At any time before the GRANTEES enter into a contract for the construction of a residence on said property, the GRANTORS shall have the right of first refusal to purchase the property back should GRANTEES desire to sell said property. Should GRANTEES desire to sell said property, GRANTEES will notify GRANTORS of any offer they have for said property from a third party and GRANTORS shall make the same offer within seventy-two (72) hours of such notification or the GRANTEES may accept the offer from the third party. This right of first refusal expires when GRANTEES enter into a contract for construction of a residence on said property.

Said property is conveyed subject to the following restrictions and covenants which shall run with the land for a period of thirty (30) years from the date of this deed:

1. Swine or poultry shall not be kept upon said land other than the children of the GRANTEES may have no more than two chickens or two swine on the property at any one time as part of school or club projects so long as said chickens or swine are not a nuisance to neighbors.

2. No more than one residence shall be located upon said land and it shall be a single-family residence.

3. No temporary structure or mobile home shall be located upon the land. However, should the residence to be constructed on said property be destroyed by fire or natural disaster, then a mobile home shall be allowed on the land during the period necessary to reconstruct the residence but not longer than twelve (12) months.

4. The residence located upon the property shall have a minimum of 1,500 square feet of living space above ground if it is a one-story residence and 1,800 square feet of living space above ground if it is a two-story residence with a minimum of 1,200 square feet of living space on the main floor. The residence may have a basement, but the main living space must be above ground.

5. An old house previously located on another lot may not be moved onto this property.

6. This land shall not be subdivided into smaller tracts nor may this land be added to other land to create additional building sites.

7. The residence and any appurtenant structure on this land must be constructed a minimum of 150 feet from Neely's Bend Road and a minimum of twenty-five feet from the other boundary lines of this land.

8. These restrictions may be amended by the written agreement signed by the GRANTORS or their heirs and the GRANTEES, their heirs, successors or assigns.

9. The restrictive covenants may be enforced by the GRANTORS, their successors, heirs or assigns.

This is unimproved property known as _____.

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 right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 30th day of December, 1983.

Donald Cliffe Traylor
DONALD CLIFFE TRAYLOR

Debra Lynn Traylor
DEBRA LYNN TRAYLOR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named DONALD CLIFFE TRAYLOR and wife, DEBRA LYNN TRAYLOR, 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 Hendersonville, Tennessee, this the 30th day of December, 1983.

A. K. Hurt
NOTARY PUBLIC

My Commission Expires: Jan 31 1984

NOTARY PUBLIC AT LARGE STATE

H95174

IDENTIF. REFERENCE

JAN 3 11 37 AM '84

FILED
DAVIDSON COUNTY, TN

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

BOOK 6206 PAGE 700

RECEIVED OF _____

FOR _____

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

19500.00- CAMT.
50.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 60.20-
3466A01/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H95174

IDENTIF. REFERENCE

JAN 3 11 38 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 3967