FORM NO. WD-1

BOOK 5285 PAGE 902

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Neal W. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 1984

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James P. Guenther, Third Floor, Nashville City Bank Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Raymond E. Culver, Jr. (NAME)	same (NAME)	Portion of
Rt. 1, Russell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 154
Kingston Springs, TN 37082 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 8

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, Neal W. Carter and wife, Ann R. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond E. Culver, Jr. and wife, Melinda L. Culver

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:

Beginning at a point in the center of Poplar Creek Road, SW corner of Book 6012 Page 518, being South 08 deg. 50 min. 34 sec. West at 25.58 feet from an iron rod, then with said centerline North 68 deg. 58 min. 08 sec. West, 255.77 feet to a point, Southeast corner of a 5.02 tract, tract 4 of Division of part of Goodall Bailey property, then with East line of same, North 08 deg. 50 min 34 sec. East, 507.94 feet to an iron rod, North 81 deg. 09 min. 26 sec. West, 101.62 feet to an iron rod, North 08 deg. 50 min. 34 sec. East, 493.13 feet to an iron rod, then with Goodall Bailey property, South 81 deg. 09 min. 26 sec. East, 331.15 feet to an iron rod in a fence, West line of Book 4615 Page 127, then with fence and said line, South 03 deg. 51 min. 11 sec. West, 131.03 feet to a marked beech, South 00 deg. 32 min. 34 sec. West, 62.86 feet to an iron rod, NW corner of Book 6012, page 518, then with fence and West line of same, South 08 deg. 50 min. 34 sec. West, 862.33 feet to the beginning; containing 7.00 acres more or less, and being part of Book 4325 Page 438, 9th Civil District, Davidson County, Tennessee, according to and being tract 5 of a survey by P. Anthony Chapdelaine, Jr., dated 3/21/84.

Being a portion of the property conveyed to Neal W. Carter and wife, Ann R. Carter by Goodall Bailey and wife, Jane G. Bailey of record in Book 6276 Page 754, R.O.D.C.

This conveyance is made subject to the following restrictions which are permanent and run with the land. (1) No building whatsoever, except a private dwelling house containing at least 1700 square feet of finished living space with the necessary out buildings, including private garage (which may not open facing Poplar Creek Road), shall be erected, placed, or permitted on the conveyed premises or any part thereof, and such dwelling house permitted on the conveyed premises shall be used as a private residence only. (2) No garage shall be constructed in such a way that it opens facing any roadway used by others. (3) No trailer, mobile home, basement, shack, garage, barn, or other out building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. (4) Residence shall be for one family only. This property shall not be further divided.

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

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 hand s this 1st day of May, 19 84

Neal W. Carter Ann R. Carter

Neal W. Carter Ann R. Carter

STATE OF TENNESSEE
Davidson County

BOOK 6285 PAGE 903

Personally appeared before me, James P. Guenther, a Notary Public in and for said County and State, the within named Ward W Carter + wife, Ann R Carter

the bargainor, 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 May 19 84

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

JAMES P. GUENTHER NOTARY PUBLIC DAVIDSON COUNTY, TN

FELIX Z. ELLIS III REGISTER DAVIDSON COUNTY, TN

MAY 4 11 24 PM '84

IDENTIF. REFERENCE

12.00

31

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED

FROM

TO

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

RECEIVED OF _____

FOR _____

BOOK 6285 PAGE 904

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
			17500.00- CONT.	
			45.50 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	50.00-
			4094A05/04/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

120131

IDENTIF. REFERENCE

MAY 4 1 24 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33688