ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Billy DeVasher	Same	Map 150, Par. 10 and 12
(NAME)	(NAME)	2D-38960
109 JACKSTAFF DR.		2D-38930
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hend.TN. 37075		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	BOOK 5319 PAGE 65

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)---------- ---------- DOLLARS cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, CLARENCE DRIVER, TRUSTEE FOR UROLOGY CLINIC, P.A.,

have bargained and sold, and by these presents do transfer and convey unto the said BILLY DeVASHER d/b/a Real Estate Investment Properties,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being 25.46 acres, more or less, according to a survey by Emery L. Miller, Jr., Surveyor, dated August 21, 1976, described as set out on Addendum "A" attached hereto.

Being the same property conveyed to Clarence Driver, Trustee for Urology Clinic, P.A. by deed from Edward L. Donegan and wife, Allie L. Donegan, of record in Book 5067, Page 238, Register's Office for Davidson County, Tennessee.

Taxes for 1984 to be pro rated and assumed by Grantee.

The parties hereto agree that the restrictive covenants, Addendum "B" hereto, shall apply to, and bind the property herein conveyed and all future conveyances thereof. The Grantee, Billy DeVasher, also executes this deed for the purpose of acknowledging the effectiveness of said restrictive covenants.

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T IDENTIF. REFERENCE

JUN 19 2 23 PM '84

FEE $ 1.00 REGISTER DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as Anderson Road
(House Number) (Street)
Nashville Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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 18th day of June, 1984

Clarence Driver — Billy DeVasher

Clarence Driver, Trustee for

Urology Clinic, P.A.

3283

BOOK 6319 PAGE 56

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence Driver, Trustee for Urology Clinic, P.A.

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

Witness my hand and official seal at Jackson, Tn. this 6th day of June, 1984.

My commission expires July 22, 1984 Notary Public Frances Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy DeVasher with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of June, 1984. Eunice Miller Notary Public

Commission expires October 20, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 148,941.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Billy DeVasher

Sworn to and subscribed before me this 19th day of June, 1984.

My commission expires 10-20-85 Notary Public Eunice Miller

This instrument was prepared by:	
O. B. Hofstetter, Jr., Attorney	Suite 500, 230 Fourth Avenue North Nashville, TN 37219
Name	Address

WARRANTY DEED

FROM CLARENCE DRIVER, TRUSTEE FOR

TO UROLOGY CLINIC, P.A.

Return to: Pioneer

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

ADDENDUM "A"

Land in 2nd Civil District of Davidson County, Tennessee, being 25.46 acres, more or less, according to a survey by Emery L. Miller, Jr., Surveyor, described as follows:

BEGINNING at a corner post in the westerly margin of Anderson Road being the northeast corner of land sold to Campbell in Book 2596, Page 567, Register's Office for Davidson County, Tennesee; the beginning point being the southeast corner of the tract herein conveyed; thence with a fence in Campbell's northerly line North 83 degrees 18 minutes West 163.8 feet to a point; thence North 82 degrees 19 minutes West with a fence 144.7 feet to a point; thence with a fence North 84 degrees 01 minutes West 259.3 feet to a point; thence with a fence North 84 degrees 16 minutes West 200.0 feet to a point; thence North 85 degrees 40 minutes West 186.3 feet with a fence to an iron pin; thence North 6 degrees 11 minutes East 373.0 feet with a fence in Hearn's line; thence continuing with Hearn's fence North 5 degrees 30 minutes East 200 feet; North 4 degrees 49 minutes East 150 feet; North 5 degrees 51 minutes East 150 feet; North 6 degrees 55 minutes East 395.4 feet to a corner post; thence with a fence in Hearn's line South 84 degrees 34 minutes East 662.5 feet to a point in property retained by Donegan; thence with a new line South 7 degrees 22 minuts West 337.0 feet to an iron pin; thence South 83 degrees 58 minutes East 300 feet to a point in the westerly margin of Anderson Road; thence with the westerly margin of Anderson Road South 6 degrees 13 minutes West 374.4 feet to an iron pin; then leaving Anderson Road and going around prperty acquired by Wingler in Book 4370, Page 837, as follows: North 83 degrees 47 minutes 100.0 fet; South 6 degrees 13 minutes West 100.0 feet; South 83 degrees 47 minutes East 100.0 feet to the westerly margin of Anderson Road; thence with the westerly margin of Anderson Road, South 6 degrees 13 minutes West 469.2 feet to the point of beginning.

ADDENDUM "B"

RESTRICTIVE COVENANTS

Billy DeVasher, fee owner of a certain parcel of real property located in the City of Antioch, County of Davidson, State of Tennessee, being more fully described in the attached Addendum A, and being the same real property upon which is to be located Harbor Landing, a proposed subdivision of the City of Antioch, hereby makes the following declarations as to limitations, restrictions, and uses to which the lots or tracts located upon said real property and/or constituting any subdivision may be put, and hereby specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties claiming under them, and for the benefit of and limitations of all future owners in such subdivision, this declaration of restrictions being designed for the purpose of keeping the subdivision desirable, uniform, and suitable in architectural design and use as specified herein.

Cary Enterprises, Inc., d/b/a Ryan Homes, having entered into a contract for purchase of the developed lots of the proposed Harbor Landing Subdivision herein joins in the placing of the following declarations as to limitations, restrictions, and uses to which the lots or tracts constituting such Subdivision may be put, and agrees to be bound by the following restrictive covenants insofar as they pertain to the activities to be conducted by Cary Enterprises, Inc.

1. Land Use and Building Type. All lots in this Subdivision shall be known and described as residential lots and are to be used exclusively for residential purposes. No building shall be erected, altered, replaced or permitted to remain on any lot other than one detached single family dwelling not to exceed 2½ stories in height and a private garage for not more than three cars. Only single family homes shall be built in this Subdivision. Specifically, no zero lot line dwellings, duplexes, or multi-family dwellings shall be built.

2. Dwelling Quality and Size. It is the intention and purpose of the covenants to insure that all dwellings shall be of quality workmanship and materials substantially the same or better as that which can be reproduced on the date these covenants are recorded. It is further the intention and purpose of these covenants to insure that all dwellings shall be harmony of external design with existing structures, and as to location with respect to topograph and finish grade elevation. A one-story residence shall have a minimum of 1250 square feet of living area. In a dwelling of more than one story, the ground floor shall have a minimum of 800 square feet. Houses containing basements shall be considered a one-story building. Split-foyer style houses shall have a minimum of 800 square feet on the main level. At least two-thirds of the houses to be constructed shall have attached garages. All houses fronting on Anderson Road shall have rear entry garages.

3. No Building shall be located on any lot nearer to the front line nor nearer to the side line than the minimum set back line shown on the recorded plat.

4. Nuisances. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance to the neighborhood. No poultry, livestock or animals shall be allowed or maintained on any lot at any time, provided, however, that this shall not preclude the keeping of dogs, cats or other household pets as such, provided that nothing herein shall permit the keeping and raising of dogs, cats, or other animals for commercial purposes.

5. Structures. No structure of a temporary character, shack, trailer, basement, tent, garage, barn or other building shall be used on any lot at any time as a residence, either temporarily or permanently nor may any temporary structure, shack, trailer, tent, barn or other out building be brought unto or used or maintained on any lot at any time for any purpose except for a builders use during construction.

6. Fences. No fence shall be constructed on the side lines any closer to the street than the front the house. No fence of any kind shall be constructed on the front of the lot except where used to enclose an atrium type plan. However, the planting of hedges, shubbery, or evergreens in lieu of a fence, and extending to the front or side of any lot

is permitted, provided such plantings shall not be maintained at a height in excess of 42 inches.

7. Terms. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part; provided, however, that no change in these restrictive covenants shall be made during the initial twenty-five (25) year period without the express written consent of the Percy Priest Lakeside Homeowners' Association, Inc. and said written agreement has been recorded in the Register's Office for Davidson County, Tennessee.

8. No lot or lots shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Normal related construction debris is excluded from this provision during construction.

9. No lot or lots as shown on the recorded plat shall again be sub-divided, re-subdivided, altered or changed so as to produce less area than hereby established, unless otherwise approved by the Metropolitan Planning Commission.

10. A perpetual easement is reserved on each lot as shown on the recorded plat for the construction and maintenance of utilities, such as, electricity, gas, sewers, and water. No structure of any kind shall be erected or maintained upon or over said easement. Drainage easements as shown on the recorded plat shall be for the purpose of constructing, maintaining, opening or widening storm drains, sewer lines, and opened ditches.

11. No debris, old lumber or other unsightly objects shall be moved unto a lot in said Subdivision prior to staring construction or improvements thereon and all shall be completed within ten (10) months, but nothing shall preclude the construction of additions to dwellings or garages.

12. It shall be obligatory upon all owners of lots in this Subdivision to consult with the Chief Engineer of the Highway Department of Davidson County, Tennessee before any driveways, culverts, other structures or grading are constructed within the limits of any dedicated roadway, and such placement or construction shall be done in accordance with the requirements of the County Highway Commission applying to County roads in order that the roads or streets within the Subdivision which would be affected by such placement or construction may not be disqualified for acceptance by the County into the public road system.

13. If the owner or occupant of the property in this Subdivision shall violate or attempt to violate any of the covenants or restrictions contained herein or in said recorded plan of subdivision, at any time, any person or persons owning lots in this Subdivision and any other person or legal entity which is granted standing herein to enforce these covenants may institute proceedings at law or equity against the person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages. Any owner of any lot in this Subdivision may institute such action. In addition, the Percy Priest Lakeside Homeowner's Association, Inc. shall have standing, through action taken by its Board of Directors to enforce these covenants. These covenants shall also be enforceable by those individuals who at present own lots in other subdivisions that abut or adjoin this Subdivision and are identified and names as follows:

Richard and Gina Ashby
3277 Anderson Road
Antioch, Tennessee 37013

Dale and Faye Heller
2913 High Rigger Drive
Nashville, Tennessee 37217

John Ashford
304 Country Court
Antioch, Tennessee 37013

As provided above, the undersigned maker of these covenants cannot remove these said covenants without the express written agreement of Percy Priest Lakeside Homeowners' Association, Inc.

14. Invalidation of any of these covenants by judgement of Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

15. The right is expressly reserved to the developers and owners of this Subdivision, their representatives, heirs, successors and assigns, to construct all streets, roads, alleys, or other public ways as now, or hereafter may be shown on this plan of subdivision, at such grades of elevation as they, in their sole discretion, may seem proper; and for the purpose of constructing such streets, roads, alleys, or public ways, they, additionally, have an easement, not exceeding ten (10) feet in width, upon and along each adjoining lot, for the construction of proper bank slopes in accordance with the specifications of the government body or agency having jurisdiction over the construction of public roads; and no owner of any lot in this Subdivision shall have any right of action or claim for damages, against anyone on account of the grade of elevation at which such road, street, alley or public way may hereafter be constructed, or on account of the bank slopes constructed within the limits of said ten (10) foot easement.

16. No clothes lines or other structure for drying clothes or other materials shall be permitted on any lot at any time.

17. No inoperative automobiles, trucks, or other vehicles may be brought or maintained on any lot at any time; nor shall any truck larger than one ton or any bus longer than 16 feet be parcked on any lot (except for self-contained camping vehicles).

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6319 PAGE 73

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

148941.00- CONT.
387.14 CSTAX
.50 PRFEE
24.00 WDEED
CHECK 411.64-
6283AD6/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 0 1 7 0

IDENTIF. REFERENCE

JUN 19 2 23 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0045548