This instrument prepared by: Edward C. White, Attorney at law,
5203 Charlotte Avenue,
Nashville, Tennessee 37209

BOOK 6361 PAGE 905

Address New Owner(s) as follows: Send Tax Bill to: Map-Parcel numbers

Nancy Ann Sells, Same Map 126
3009 Carterwood Court, Parcel 49
Nashville, Tennessee 37207

2988

08/17/80-

CHECK

Mail

WARRANTY DEED

For and in consideration of the sum of FIVE HUNDRED DOLLARS($500.00) cash in hand to us paid, the receipt for all of which is acknowledged We, James David Stein and wife, Vickie Lynn Stein convey to Nancy Ann Sells

Being in the 9th Civil District, formerly the 14th Civil District of Davidson County, Tennessee, described as follows: A certain tract of Land in Davidson County, Tennessee.

This description is taken from a survey prepared by John B. Bates dated March 14, 1978, wherein the surveyor used as the southern boundary of the following described tract the northern edge of the asphalt concrete Highway No. U.S. 70. The surveyor did not measure from the center of the highway nor did he measure from the northern edge of the highway right of way; therefore, the grantors and grantees, as well as all other persons, are hereby made aware that the southern boundary of the property herein conveyed is actually some distance to the north (the northern border of the highway right of way) of the southern boundary set forth in the foregoing description.

From a nail which is located on the southwest property line or extension of the line of the James H. Stein property where it meets the northern edge of the asphalt concrete on U.S. Highway 70 near the northeast edge of a concrete culvert which runs under the highway; thence 657 feet in a northeasterly direction along the northern edge of the ashpalt concrete of U.S. Highway 70 to the point of beginning; thence north 20° 15' west 650 feet to a point in a fence row marking the boundary between the James H. Stein and the Wade Travis properties; thence north 35° east along said fence row 200 feet to an iron pin; thence north 44° east 180 feet along said fence row; thence south 15° east approximately 880 feet to the northern edge of the asphalt concrete of U.S. Highway 70 to a point; thence in a southwesterly direction along the northern edge of the asphalt concrete surface of U.S. Highway 70, 250 feet to the point of beginning, containing 5.10 acres, more or less.

Grantors retain an easement for a road on said tract, said easement being 50 feet in width, with the southern edge of said easement being 200 feet from the northern edge of the asphalt concrete U.S. Highway 70 and the easement running parallel with U.S. Highway 70.

The parties hereto further agree that the following covenants shall run with the land herein conveyed, and that said covenants running with the land shall be binding on the grantors, the grantees, and their heirs, representatives or assigns:

I 4 3 6 9 6

IDENTIFICATION REFERENCE

AUG 17 10 02 AM '80

DAVIDSON COUNTY, TN

1. The tract herein conveyed shall be a residential tract, and only one one-family dwelling shall be built thereon.

2. This tract shall not be subdivided, but shall remain as described herein. A slight variance in the property lines may be made by adjacent owners, but not for the purpose of subdividing into more lots or tracts.

3. No noxious or offensive operations shall be conducted or maintained on this tract, and nothing shall be done on the tract which may constitute any annoyance or nuisance to other property owners in the vicinity.

4. No trailer, basement, tent, shack, or other out-building shall be erected on this tract for use as a temporary or permanent residence, nor shall any structure of a temporary character be used as a residence. The owner may erect a small barn of the type used as shelter for a pony or a calf.

5. Before a dwelling on this tract may be occupied, all of the outside construction must be completed.

6. The parties agree that, in the event that grantors further subdivide their remaining property, the property within the easement area will become property of the County.

7. Grantees agree to maintain a road within the easement area in a reasonably good condition at all times and to cause a road on the easement area to be graveled and tarred before applying for a building permit to construct a dwelling on the property.

8. This tract shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste must be kept in sanitary containers. Garbage containers must be kept at all times within a utility yard.

The Above described property being the same property conveyed to James David Stein and wife, VickinLynn Stein by Quit Claim Deed from James H. Stein and wife, Charlene W. Stein of record in Book 5328, page 931, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, We have hereunto signed our hand on this the 15th day of August, 1984.

James David Stein

Vicki Lynn Stein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edward C. White, a Notary Public in and for the above State and County the said James David Stein and wife, Vicki Lynn Stein , the barginors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes contained therein.

Edward C. White
Notary Public

My Comm Exp 7-27-1986

STATE OF TENNESSEE
OÐUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 500.00 .

James David Stein
Affiant

Subscribed and sworn to before me, this the 15th day of August, 1984

Edward C. White
Notary Public

My Comm Exp. 7 27 1986

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			500.00- CAMT.	
			1.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	7.80-
			2988A08/17/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 6 9 6

IDENTIF. REFERENCE

AUG 17 10 01 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0061743