This instrument prepared by:
GEORGE R. FUSNER, JR.
White & Reasor
3305 West End Ave.
Nashville, TN. 37203

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HENRIETTA A. HORNBUCKLE (NAME)	SAME (NAME)	Part of Map 50
3005 Old Hydes Ferry Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 104
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, BOOK 6493 PAGE 560

we, Ernie C. Midgett, Trustee, with full power of transfer, convey a mortgage and encumber without the joinder of any beneficiary and W. Berry Midgett, beneficiary, hereinafter referred to herein as the "Grantors".

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXX~~ HENRIETTA A. HORNBUCKLE, hereinafter referred to as the "Grantee", her heirs and assigns ~~XXXXXXXXXXXXXXXXXXXXX~~ certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A".

The property described in Exhibit A is conveyed subject to the following:

1. Mutual grant of 25' roadway easement of record in Book 6199, Page 559, Register's Office for Davidson County, Tennessee, as shown in Warranty Deed of record in Book 6199, Page 554, said Register's Office.

2. Restrictions as shown on Exhibit B attached hereto.

3. A public utility easement of undetermined width as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054.

4. Utility easement as yet unlocated but not to exceed 20' in width for construction and maintenance of utilities for the benefit of the remaining 16 tracts as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, and for the benefit of land owned by C. W. Cone and wife, Sue Fite Cone, their heirs and assigns, and for Television Corporation of Tennessee.

See attached Exhibit "C".

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 6th day of January, 1985

My commission expires: 7-27-88 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 30th day of January, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

E. Midgett
ERNIE C. MIDGETT, TRUSTEE

W. Berry Midgett
W. BERRY MIDGETT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, SUSAN CARSON, a Notary Public in and for said County and State, ERNIE C. MIDGETT, TRUSTEE, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of JANUARY, 1985.

Susan Carson
NOTARY PUBLIC

My Commission Expires: 10-19-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, SUSAN CARSON, a Notary Public in and for said County and State, W. BERRY MIDGETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and seal at Nashville, Tennessee, this 30th day of JANUARY, 1985.

Susan Carson
NOTARY PUBLIC

My Commission Expires: 10-19-86

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin at the northeast corner of C.A. Wheeler, Jr., Tax Map 50, Parcel 100 on the westerly right of way line of I-24, follow I-24 N 10° 28' 02" W 514.65 feet to a concrete monument; thence N 19° 38' 27" W 1217.97 feet to a concrete monument; thence, N 26° 36' 18" W 402.26 feet to a concrete monument; thence, N 19° 51' 52" W 604.24 feet to a concrete monument; thence N 56° 21'44" W 367.17 feet to a concrete monument; thence N 0° 31' 19" W 321.79 feet to an iron pin, the point of beginning; thence, S 71° 02' 53" W 644.57 feet to a point in the center of a 50' private drive; thence, N 18° 57'07" W 113.15 feet; thence, with a 2576.73 foot radius curve to the left 199.90 feet, said curve has a chord bearing and distance of N 21° 10' 28" W 199.85 feet; thence, N 23° 23' 49" W 45.01 feet; thence with a 1145.38 foot radius curve to the left 207.00 feet, said curve has a chord bearing and distance of N 28° 34' 27" W 206.72 feet; thence, leaving said drive N 63° 01' 25" E 803.67 feet to an iron pin on the westerly right of way line of I-24; thence, with said line S 19° 38' 58" E 75.00 feet to a concrete monument; thence, S 06° 11' 26" E 205.57 feet to a concrete monument; thence, S 20° 26' 34" E 199.83 feet to a concrete monument; thence, S 0° 31' 19" E 209.21 feet to the point of beginning and containing 10.21 acres, more or less.

Being the same property conveyed to Ernie C. Midgett, Trustee, by deed of Clarence W. Cone and Sue Fite Cone, dated December 21, 1983 and of record in Book 6208, Page 745, of the Register's Office for Davidson County, Tennessee.

EXHIBIT C

5. Deed of Trust dated January 5, 1984, from Ernie C. Midgett, Trustee, of record in Book 6208, Page 750, of the Register's Office of Davidson County, Tennessee.

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IDENTIF. REFERENCE

FEB 15 2 23 PM '85

REGISTER
DAVIDSON COUNTY, TN

EXHIBIT B

The property described in Exhibit A is conveyed subject to the following restrictions:

1. No residence shall be constructed with less than 1500 square feet of living area, excluding garages and porches.

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

3. All residential buildings must be set back at least 125 feet from the private easement center line. All detached buildings must be in the rear of dwelling.

4. No trailer or mobile home, basement house, garage, barn, or other building may be used as temporary or permanent living quarters.

5. The tracts may be used for residential purposes only.

6. There shall be no commercial poultry or swine feeding on any of tracts.

7. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on tracts.

8. These restrictions shall continue in force until the 1st day of January, 1994.

9. Joint easements of ingress and egress and future utility easements will be granted to the purchasers.

The right of enforcement of these restrictions is vested in the owner or owners of tracts 1 through 17 of the unrecorded plat prepared by John D. Spry of Ragan-Smith-Murphy & Assoc., Inc., dated November 18, 1983.

Any owner of any of said tracts, or portions thereof shall have the right to compel compliance with said covenants, restrictions or any of them, or to prevent their violation by suit at law or in equity, for damages or injunctive relief.

These restrictions apply only to the 17 tracts or portions thereof identified on the survey. There is no intention of imposing them on any other land owned by C. W. Cone and Sue Fite Cone or Television Corporation of Tennessee, whether adjoining the 17 tracts or located in the vicinity thereof, there being no general plan of all the remaining land. The sellers expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the remaining land owned by sellers which is not embraced within the above restrictions.

02/15 56.70- CHECK

1600

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

RECEIVED OF _____ BOOK 6493 PAGE 564

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

17000.00- CAMT.
44.20 CSTAX
.50 PRFEE
12.00 WDELD
CHECK 56.70-
1600A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 4 4 9

IDENTIF. REFERENCE

FEB 15 2 23 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 108979