BOOK 523 PAGE 938

PART OF

Map: 154

Parcel: 22

WARRANTY DEED

Address of New Owner(s)
Jesse Jack Green, III
P.O. Box 50861
Nashville, Tennessee 37265

Send Tax Bills to:
same

This Instrument Prepared By:

GUENTHER, WHITE & JORDAN
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $29,000.00.

Neal W. Carter
Affiant

Subscribed and sworn to before me this 1st day of April, 1985.

Notary Public
My Commission Expires: 11/1/87

For and in Consideration of the sum of TWENTY-NINE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter and wife, Ann R. Carter, hereinafter referred to collectively as Grantor, have bargained and sold, and by these presents do transfer and convey to Jesse Jack Green, III, Catherine A. Hagstrom, and Ruth M. Hagstrom, as tenants in common, their heirs and assigns, hereinafter referred to collectively as Grantee, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED DESCRIPTION OF PROPERTY

This is unimproved property located near Griffith Road.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as appears of record.

Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the above described land to Grantee, their heirs and assigns, against the lawful claims of all persons.

Witness our hand(s) this 1st day of April, 1985.

Neal W. Carter

Ann R. Carter

Neal W. Carter

Ann R. Carter

04/01 84.90- CHECK

4024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James P. Goodman, a Notary Public in and for the above County and State, the within named Neal W. Carter and wife, Ann R. Carter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 1985.

James P. Goodman
NOTARY PUBLIC

My Commission Expires: 11/1/87

I:9 3 3.8 5

IDENTIF. REFERENCE

APR 1 3 55 PM '85

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

DESCRIPTION OF PROPERTY

Beginning at an iron pin this survey, being South 72°20'55" E, 213.29 feet from the Southwest corner of Book 3674, page 310, then with the East line of a 2.47 acre tract, North 28°21'37"E, 379.25 feet to an iron rod, then South 78°54'44"E, 396.60 feet to an iron rod, North 27°17'40"E, 52.07 feet to an iron rod in the South line of a 10.00 acre tract then with said line with the center of an easement leading to Griffith Road, North 46°27'09"E, 182.18 feet, North 54°44'35"E, 51.22 feet, North 63°21'44"E, 37.33 feet, North 79°08'48"E, 42.13 feet, North 88°19'16"E, 74.43 feet, South 72°18'38"E, 49.63 feet to an iron rod at the Northwest corner of another 10.00 acre tract, then with the West line of same, South 04°51'11"W, 759.46 feet to an iron rod, then North 72°20'55"W, 943.70 feet to the beginning; containing 10.00 acres more or less, and being part of Book 3674, Page 310, 9th Civil District, Davidson County, Tennessee, according to a survey by P. Anthony Chapdelaine, Jr., dated 3/8/85.

Being a part of the same property conveyed to Grantee by warranty deed from Wesley Wallace and wife, Estella Wallace, of record in Deed Book 3674, Page 310, Register's Office for Davidson County, Tennessee.

Together with a non-exclusive permanent easement (which shall run with the property conveyed herein) for ingress and egress over the existing fifty (50) feet wide right-of-way from Griffith Road to and along the property conveyed herein. The center line of said right-of-way is described as follows:

Beginning at a point being the southerly corner of a 10.00 acre tract described in Book 6256, Page 968, R.O.D.C., and including a circle having a radius of 50 feet from such point, thence from such point N46°27'09"E, 182.18 feet; N54°44'35"E, 51.22 feet; N63°21'44"E, 37.33 feet; N79°08'48"E, 42.13 feet; N88°19'16"E, 74.43 feet; S72°18'38"E, 49.63 feet; S64°24'46"E, 121.73 feet; S75°06'33"E, 61.24 feet; S84°55'29"E, 72.47 feet; N52°50'E, 57.1 feet; N30°37'E, 74.1 feet; N31°16'E, 32.7 feet; N39°42' E, 87.9 feet; N56°57' E, 49.6 feet; N76°56'E, 67.7 feet; S76°22'E, 53.1 feet; S48°29' E, 79.3 feet; S56°05'E, 54.4 feet; S76°02'E, 54.4 feet; N76°55'E, 49.3 feet; N50°12'E, 56.6 feet; N36°29'E, 89.7 feet; N19°07'E, 80.2 feet; N24°59'E, 88.7 feet; N34°27'56"E, 78.40 feet; N53°53'43"E, 63.88 feet; N65°14'39"E, 76.60 feet; N78°5'44"E, 176.86 feet; N72°8'E, 236.4 feet; N76°46'E, 203.5 feet; S85°17'E, 90.9 feet; S64°51'E, 88.9 feet; S50°38'E, 90.1 feet; S44°28'E, 118.6 feet; S42°12'E, 154.0 feet; S33°22'E, 45.6 feet; S16°3'E, 72.1 feet; S4°26'E, 78.7 feet; S5°3'W, 70.0 feet; S10°0'W, 131.2 feet; S0°24'W, 45.3 feet; S21°23'W, 49.2 feet; S43°45'E, 51.2 feet; S62°20'E, 102.1 feet; S64°26'E, 321.2 feet; S75°58'E, 77.2 feet; S88°21'E, 291.1 feet; S84°30'E, 166.4 feet to the center of Griffith Road, as shown in two separate surveys of Perry A. Chapdelaine, Jr., dated 09/1/81, 3/17/83, 3/4/84, and 3/6/84.

Subject to the use of the above right-of-way by other parties, and the right retained by Grantor, their heirs, executors, administrators, personal representatives, assigns, successors, and permittees: to use the right-of-way described above, which impinges upon the tract conveyed herein, for ingress and egress; to convey such right of ingress and egress over the said right-of-way to any and all parties whatsoever; to dedicate the said right-of-way to any governmental authority as a public way; and to widen the said right-of-way as may be necessary to meet the specifications required for such dedication.

This conveyance is made subject to the following restrictions, which are permanent and run with the land. No house trailer shall be placed on the property. No residence constructed on the property shall contain less than 1,700 square feet of floor space, but Grantee shall be permitted to build a combination workshop/apartment on the property which shall not be subject to the 1,700 square feet restriction. The tract conveyed herein shall not be sub-divided. Neither Grantees nor their successors or assigns shall carry on or permit to be carried on any commercial cutting of timber on the property.

Subject to governmental zoning restrictions in effect on the property.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6523 PAGE 941

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

29000.00- CAMT.
75.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 84.90-
4024A04/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 3 8 E

IDENTIF. REFERENCE

APR 1 3 15 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 121071