This instrument prepared by Berry/Freeman, Attorneys, 333 Gallatin Rd. S., Madison, TN. 37115

William T Berry Atty.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kay P. Williams	same	Part of Map 50
(NAME) P.O Box 8916	(NAME)	Parcel 104
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn. 37207	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

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We, OLIVER N. SMITH AND JOEL A. SMITH, SR.

have this day bargained and sold, and do hereby transfer and convey unto the said KAY P. WILLIAMS her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

(SEE EXHIBIT A ATTACHED HRERTO)

0 7.7.5 8

IDENTIF. REFERENCE

MAY 28 10 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 25th day of May 19 85

My commission expires: 7-17-88 (Affix Seal)

Affiant

Notary Public

BERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved (XX) 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 belonging to the said KAY P. WILLIAMS her *(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.*, except for 1985 taxes which are prorated and assumned by the grantees.

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

Witness our hands *this* 25th *day of* MAY, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OLIVER N. SMITH

JOEL A. SMITH, SR.

CHECK

05/22 54 10-

1518

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Oliver N. Smith and Joel A. Smith, Sr.

the within named bargainor...S, 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* 25th *day of* May, *19* 85

William T. Berry
Notary Public

Commission expires 7-17-88

WILLIAM T. BERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..., *with whom I am personally acquainted, and who, upon oath, acknowledged* ...*self to be* ... *of the* ..., *the within named bargainor, a corporation, and that* ...*he as such* ..., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ...*self as* ...

Witness my hand and seal, at office in ..., *this* ...*day of* ..., *19*...

... *Notary Public*

Commission expires ...

WARRANTY DEED

FROM

OLIVER N. SMITH AND JOEL A SMITH, SR.

TO

KAY P. WILLIAMS

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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 N 10° 28' 02" W 514.65 feet to a concrete monument; thence N 19° 38' 27" W 780.00 feet to an iron pin, the point of beginning; thence, S 64° 16' 53" W 551.67 feet to a point in the center of a 50' private drive; thence with the center of said road northwardly with a 1000.00 foot radius curve to the right 132.34 feet, said curve has a chord bearing and distance of N 30° 33' 46" W 132.13 feet; thence, N 27° 00' 18" W 4.01 feet; thence with a 2462.20 foot radius curve to the right 375.57 feet, said curve has a chord bearing and istance of N 22° 38' 11" W 375.20 feet; thence with a 340.00 foot radius curve to the left 159.31 feet, said curve has a chord bearing and distance of N 31° 41' 19" W 157.86 feet; thence, N 45° 06' 43" W 82.00 feet; thence, leaving said drive N 64° 12' 30" E 627.93 feet to an iron pin on the west right of way line of I-24; thence, with said line S 26° 36' 18" E 306.00 feet to a concrete monument; thence, S 19° 38' 27" E 437.97 feet to the point of beginning and containing 10.01 acres, more or less.

Being the same property conveyed to Oliver N. Smith and Joel A. Smith, Sr., by deed from Clarence W. Cone and wife, Sue Fite Cone, of record in Book 6204, page 242, Register's Office for Davidson County, Tennessee.

The property described above is conveyed subject to the following:

1) Easement 150 feet wide in favor of United States of America, condemned in U.S. District Court, a certified copy being of record in Book 3068, page 480, Register's Office for Davidson County, Tennessee, for right of way for electric power and telephone lines.

2) Mutual grant of 25' roadway easement of record in Book 6199, page 559, said Register's Office, as shown in warranty deed of record in Book 6199, page 554, said Register's Office.

3) A 10' x 20' underground anchor easement, as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054.

4) Restrictions as shown on Exhibit B attached hereto.

5) 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.

6) 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 alnd owned by C.W. Cone and wife, Sue Fite Cone, their heirs and assigns, and for Television Corporation of Tennessee.

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 enforecement 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 adjoing 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.

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

RECEIVED OF _____

FOR _____

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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

16000.00- CAMT.
41.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 54.10-
1618A05/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O 7.7.5.8

IDENTIF. REFERENCE

MAY 28 10 00 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 138208