ajm51:03/05/85

FROM: Freeman Diversified Properties, Inc.
TO: Thomas C. Skinner and Janet S. Skinner

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Mr. & Mrs. Thomas Skinner
221 Connell Street
Goodlettsville, TN 37072

Send Tax Bills to: (Same)

Map-Parcel No.
Map 43-13
Parcel 407

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.

Thomas C. Skinner
Affiant

Subscribed and sworn to before me, this the 30th day of May, 1985.

Notary Public

BROWN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 4-17-88

*SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Freeman Public Properties, Inc., now known as Freeman Diversified Properties, Inc. by name change of record in the Office of the Secretary of State of Tennessee under Document No. 400-01412, and of record in Book 6069, page 979, Register's Office for Davidson County, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Thomas C. Skinner and wife, Janet S. Skinner, hereinafter called the GRANTEE, GRANTEE'S heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF)

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*All warranties of GRANTOR herein contained are expressly limited to those persons or parties claiming by, through or under GRANTOR.

The above-described Real Property (the "Property") is sold and conveyed subject to the following covenants and restrictions, which are hereby agreed to and declared to be for the benefit of the Robin Hood Condominium Association, Inc. and to constitute covenants running with the land, binding upon the Grantee, Grantee's heirs and assigns, to wit:

1. The construction and design of all buildings and structures shall be of such kind and quality as to be compatible with the existing buildings and structures constituting Robin Hood Condominium. For this purpose, the Grantee, his heirs or assigns, shall, prior to

the commencement of construction, submit to Robin Hood Condominium Association (the "Association") the name of the general contractor to be used, architectural plans for all buildings to be constructed, a site plan showing the location of the same, and complete details for the grading, drainage, and paving. The contractor and all such plans, including specifications and working drawings, shall be approved in writing by the Board of Directors of the Association prior to the commencement of any other development of improvements upon the Property, and all construction shall be in substantial compliance with such plans.

2. Grantee shall cause to be prepared, by a professional landscaping architect, a detailed landscaping plan for the landscaping of the Property, which landscaping shall be of such kind and quality as to be compatible with the landscaping of Robin Hood Condominium. Such plan shall be submitted to the Association for its approval in writing, and upon such approval such plan shall be carried out in detail.

3. Grantee shall post a bond in favor of the Association to cover the cost of any potential maintenance, repair, or restoration to Robin Hood Condominium occasioned by Grantee's construction on the Property or Grantee's presence, activity, or access over Robin Hood Condominium.

4. All exterior signs shall be subject to the approval of the Association.

5. No storage of scrap metal, refuse, garbage, building materials, or other like matter shall be permitted. No incinerators shall be kept, used or maintained on any portion of the Property. Trash, garbage, etc. shall be kept in closed containers and shall be removed from the Property at regular intervals to prevent any unnecessary accumulation thereof.

6. The invalidation of any one of these covenants by judgment of any court of competent jurisdiction shall in no wise affect any of the other covenants, which shall remain in full force and effect for the remainder of the term hereof.

7. Violation of any of these covenants by Grantee, his heirs or assigns, shall entitle the Association to any remedy available under law, including, but not limited to, an action for money damages, injunctive relief, and the recovery of attorney fees.

8. These covenants shall expire upon the completion of all construction upon the Property. In any event, these covenants shall expire no later than ten years from the recordation of this deed.

WITNESS its hand this 30th day of MAY, 1985.

FREEMAN DIVERSIFIED PROPERTIES, INC.,
formerly Freeman Public Properties

BY: G. F. Goertz, Jr.

TITLE: Asst. Secretary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Roberta B. Bartusek, a Notary Public in and for the County and State aforesaid, personally appeared G.F. Goerte, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Ass't Secretary of Freeman Diversified Properties, Inc., formerly Freeman Public Properties, the within named bargainor, a corporation, and that he as such Ass't Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Ass't Secretary.

Witness my hand and seal, at office in Nashville Tennessee, this the 30th day of May, 1985.

Roberta B. Bartusek
NOTARY PUBLIC

My Commission Expires: July 21, 1985

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Westerly 280 feet of the Northerly half of Tract No. 4 on the Plan of Forest Park Acreage Tract, as of record in Book 843, page 45, Register's Office for said County.

SAID part of said tract fronts 100 feet on the Easterly side of Forest Park Road and runs back Easterly between parallel lines 280 feet to a dead line.

BEING the same property conveyed to Freeman Public Properties, Inc., now known as Freeman Diversified Properties, Inc., by name change of record in the Office of the Secretary of State of Tennessee under Document No. 400-01412 and of record in Book 6069, page 979, said Register's Office, by Warranty Deed from Tennessee Trust Company, Successor Trustee, of record in Book 5945, page 193, said Register's Office. Tennessee Trust Company, Successor Trustee, was appointed as Substitute and Successor Trustee to J. Brent Hurd, Substitute Trustee by instrument dated February 16, 1981, of record in Book 5723, page 141, said Register's Office.

The above property is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.

2. All easements, restrictions, and other items of record affecting the property.

J 0 8 8 1 1

IDENTIF. REFERENCE

MAY 30 3 37 PM '85

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6569 PAGE 163

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
			15000.CO- CAMT.	
			39.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	51.50-
296	A	05/30/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 8 8 1 1 1

IDENTIF. REFERENCE

MAY 30 3 37 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 139523