WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward T. McNabb & wife, Diane D. McNabb	Same	Map 169 P/O Par 104

4001 Skyline Dr
Hend-Sum 37215

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For and in consideration of the sum of FORTY-FIVE THOUSAND ($45,000.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, W. E. HASELTON and wife, SUZANNE H. HASELTON, have bargained and sold, and by these presents do transfer and convey unto the said EDWARD T. MCNABB and wife, DIANE D. MCNABB, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, as shown on the survey for W. E. Haselton, dated March 12, 1979, prepared by Perry A. Chapdelaine, more fully described as follows:

Beginning at a point on the easterly margin of Haselton Road, said point being 1585 feet from the intersection of Hester Beasley Road and Haselton Road, and also being the extreme North property line of a tract of land conveyed to W. E. Haselton and wife, Suzanne H. Haselton, by deed of record in Book 4594, Page 539, Register's Office for said County; thence along the extreme northerly property line of the W. E. Haselton property, South 85 degrees 57' 28" East 382.34 feet to an existing iron pin; thence south 2 degrees 30' 00" West 358.65 feet to an iron pin; thence North 72 degrees 14' 44" West 484.96 feet to an iron pin in the easterly margin of Haselton Road; thence along the easterly margin of Haselton Road in a northerly direction a distance of 260.13 feet to the point of the beginning, containing 3.00 acres, more or less.

Being part of the same property conveyed to W.E. Haselton and wife, Suzanne H. Haselton, by deed from Clifford H. Sargent and wife, Laurine Sargent, of record in Book 4594, page 539, and the same property conveyed to W.E. Haselton and wife, Suzanne H. Haselton, by quitclaim deed from Carroll Wayne Allen and wife, Sheree Haselton Allen, of record in Book 6376, page 584, said Register's Office.

This conveyance is made subject to the following restrictive covenants, which it is expressly agreed by the grantors and grantees herein shall be binding on the grantees, their heirs and assigns, and which shall attach and run with the land and be binding upon all and every person or persons who may now or hereafter own, possess, convey, or use the real property herein conveyed, or any part thereof, for a

period of twenty-five (25) years from the date of this deed to-wit:

1. This tract of real property shall not be used for any purpose except for residential purposes, and no residential building shall be constructed, altered or used for occupancy by more than two families.

2. No part of said real property shall be subdivided or reconveyed so as to permit a building lot area of less than one acre for any one or two family residential structure.

3. Any residential structure constructed on said real property shall contain not less than two thousand (2000) square feet of enclosed floor space for living purposes per family dwelling unit, excluding any attached garage or below grade basement area. The exterior walls of such residential structure above grade shall be of stone, brick or masonry brick (but not concrete block or field stone), or wood (painted) or weathered unpainted western cedar or equivalent, over at least 75% of said area, exclusive of windows and doors. The fireplace may be of stone. The roof of such residential structure shall have a slope of not less than three (3) inches of vertical rise or twelve (12) inches of horizontal distance.

4. Nothing herein shall be deemed to prevent the use of a portion of any residence as an office for any business or profession conducted by the occupant of such residence; provided that not more than one-fourth (1/4) of the total area of such residence shall be devoted to such office space.

5. No noxious or offensive trade or activity shall be conducted or maintained on the real property herein conveyed, nor shall anything be done which can constitute a nuisance.

6. Nothing herein shall be deemed to prevent the construction of any barn, garage or other out-building on said real property; but any such barn, garage or out-building shall be located on the easterly one-half of the property herein conveyed.

7. No trailer, basement home, tenant garage, barn or other out-building shall be erected or used as either temporary or permanent residence and no outside privy or toilet shall be erected.

8. If any owner or occupant of the property hereinabove described shall violate or attempt to violate any of the covenants or restrictiions contained herein, then the grantors herein, or any of their successors in interest owning any part of the property conveyed to the grantors herein by deed of record in Book 2964, page 183, Register's Office for said County, reference to which is hereby made for a complete description, at any time may institute proceedings at law or in equity against the person or persons violating or attempting to violate said covenants and restrictions, to prevent such violation by injunction, or to recover damages for such violation.

9. If any one or more of the covenants or restrictions herein contained are declared invalid by order of any Court having jurisdiction, such invalidation shall in no way affect any other restriction herein contained, all of which shall remain in full force and effect, each restriction being treated as a separate covenant.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward T. McNabb and wife, Diane D. McNabb, their heirs and representatives, forever.

And we do covenant with the said Edward T. McNabb and wife, Diane D. McNabb, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as of record.

And we, W. E. Haselton and wife, Suzanne H. Haselton, do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land to the said Edward T. McNabb and wife, Diane D. McNabb, their heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of Aug, 1985.

W. E. HASELTON

SUZANNE H. HASELTON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within W. E. Haselton and wife, Suzanne H. Haselton, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $ 45,000.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 7-17-88

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

AUG 16 10 00 AM '85

IDENTIFICATION REFERENCE

29090

This instrument prepared by H. Tom Kittrell, Jr., Attorney at Law, 1916 Parkway Towers, Nashville, Tennessee 37219.

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MD -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
			45000.00- CAMT	
			117.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	126.50-
8024A	08/16/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29090

IDENTIFI REFERENCE

Aug 16 10 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163959