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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 85

Notary Public

MY COMMISSION EXPIRES: 4-7-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Wilkinson (NAME)	Same (NAME)	101-0-22
Rt. 2; River Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ray C. Danis and wife, Lila Danis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory A. Wilkinson and wife, Debra Gibbs

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, Page 98, Register's Office for said County, being Lot No. 5 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of 40-foot private road at the southeast corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in Book 2226, page 419, said Register's Office; thence with the easterly line of said Jackson Property northwardly 248.92 feet, more or less, to low water mark of Cumberland River; thence with said low water mark, south 65 degrees east 100 feet more or less, to the northwest corner of the property conveyed to Hugh R. Fisk and wife, by deed from Nan Bridgewater Drugger and husband, of record in Book 2392, page 357, southwardly 241.08 feet, more or less, to the northerly margin of said 40-foot private road; thence with said road north 73 1/2 degrees west 100 feet to the beginning.

**See insert note

**(Insert: " said Register's Office, thence with the westerly line of the Fisk Property")

Being the same property conveyed to J.W. Owen and E.L. Gullett, by deed from Nan Bridgewater Dugger and husband, dated August 4, 1954, filed August 31, 1954 and recorded in Book 2296, page 54, said Register's Office, here being also conveyed hereby all rights as to road set out in said deed as follows:

"There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 Southwestwardly to Cumberland River Road, and the parties

unimproved ( )
This is improved (X) property, known as Rt. 2; River Road, Nashville, Tn. 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

( ) TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 15th day of November, 19 85

Ray C. Danis Ray C Danis

Lila Danis Lila Danis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray C. Danis and wife, Lila Danis

the bargainorS, 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 15th day of November 19 85.

Commission expires 4-14-90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

hereto, their heirs and assigns are given the joint right to use the said 40-foot roadway in its entirety, jointly with other property owners in the subdivision, and grantees herein assume and agree to pay their proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway, being wholly on the property of grantors herein."

this conveyance is made, subject to the following easements, limitations, conditions and restrictions and without such reservations, said conveyance would not have been made:

"Twenty-foot easement for electric power transmission line across southerly side of premises with the center line 25 feet from the private road and with rights as set out in grant from W.D. Holmes, et al, to City of Nashville, of record in Book 2397, page 68, Register's Office for Davdison County, Tennessee."

"By deed dated March 7, 1914, filed March 11, 1914, and recorded in Book 455, page 187, Register's Office for Davidson County, Tennessee, H.O. Plumlee, Executor etc, conveyed property, including premises, to Frank Brown, the calls in the deed extending to "within 7 feet of low water mark of the Cumberland River", thence down said River 7 feet from the low water mark etc. Above deed of record in Book 2296, page 54, Register's Office for said County, is the only conveyeance describing this property as extending to low water mark of the River. All liability as to this 7-foot strip from low water mark of the River. All liability as to this 7-foot strip from low water mark across northerly line of premises is excepted."

** (See paragraph below)

"Liability as to rights of all parties as to roads meationed in deed from Nan Bridgewater Dugger and husband to J. W. Owen and E. L. Gullett, of record in Book 2296, page 54, Register's Office for Davison County, Tennessee, is excepted."

Restrictive covenants contained in deed from Nan Bridgewater Dugger and husband, Leland J. Dugger, to J. W. Owen and E.L. Gullett, dated August 4, 1954, filed August 31, 1954, and recorded in Book 2296, Page 54, Register's Office for Davidson County, Tennessee, as follows:

"It is understood and agreed that the land hereby conveyed is subject to the following restrictions, which shall be covenants running with the land and binding on the grantees, their successors and assigns, for a period of thirty years from date hereof".

"Said land shall be used for residential purposes, and not for any commercial or business purposes of any kind, and not more than one residence, duplex or camp house shall be built on any one lot".

Being the same property conveyed to Ray C. Danis et ux, Lila Danis by deed from J.W. Owen and E.L. Gullett, of record in Book 2546, page 568, said Register's Office for said County.

"A perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in "Deed of Flowage Easement" from Nan Bridgewater Dugger and husband, to United States of American, of record in Book 2147, page 151, Register's Office for Davidson County, Tennessee."

5.75 18.

IDENTIFICATION REFERENCE

DEC 3 8 19 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

REFERENCE
10 AM '85
DEC 3 0
IDENTIFIER

No. 101949