WARRANTY DEED

ADDRESS OF NEW OWNER: Frank N. Shope & wife, Robin L. Shope
116 Beech Bend Court
Nashville, Tennessee 37221

SEND TAX BILLS TO: Same

MAP-PARCEL NUMBERS
Map 169
Parcel 2/0 091.00

BOOK 6771 PAGE 679

For and in consideration of the sum of FIFTY THOUSAND ($50,000.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, W. E. HASELTON and wife, SUZANNE H. HASELTON, and JOHN E. HASELTON and wife, BARBARA HASELTON, have bargained and sold, and by these presents do transfer and convey unto the said FRANK N. SHOPE and wife, ROBIN L. SHOPE, 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, August 6th, 1985, prepared by Randay Chapdelaine, more fully described as follows:

Beginning at an exisiting iron pin at the SE corner of a three acre tract in Book 6376 Page 584, Registers Office for said county; the eastern line of W.E. Haselton, thence with said line, South 2 deg., 30 min., 00., west 85.12 feet, thence leaving said line South 41 deg., 43 min., 00., sec., west 540.29 feet to an existing iron pin at the right of way of a curve of Haselton Road, thence with said road with a curve having the following characteristics: Delta 48 deg., 03 min., 18 sec., Radius: 218.82 feet; Length: 183.53 feet, thence to a point; Chord: North 29 deg., 30 min., 36 sec., west 178.20 feet, thence North 05 deg., 28 min., 50 sec., west 190.15 feet to an iron pin, new this survey, thence leaving said road, North 61 deg., 40 min., 58 sec., east 387.57 feet to an iron pin in the south line of the above three acre tract, thence with said line South 72 deg., 41 min., 44 sec., east, 134.06 feet to the point of beginning, containing 3.00 acres more or less..

Being part of the same property conveyed to W.E. Haselton and wife, Suzanne H. Haselton, and John E. Haselton by deed from H. Tom Kittrell, Jr., Trustee, and of record in Book 6641, Page 744, Register's Office for Davidson County, Tennessee.

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 fifty (50) 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 the original parcel described above.

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 per 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, 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 Frank N. Shope and wife, Robin L. Shope, their heirs and representatives, forever.

And we do covenant with the said Frank N. Shope and wife, Robin L. Shope, 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, and John E.

Haselton and wife, Barbara Haselton, do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land to the said Frank N. Shope and wife, Robin L. Shope, their heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of December 1985.

W. E. HASELTON

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SUZANNE H. HASELTON

JOHN E. HASELTON

BARBARA HASELTON

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, and John E. Haselton and wife, Barbara 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 28th day of December 1985.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Sept. 30, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $ 59,000.

AFFIANT

Subscribed and sworn to before me this 28th day of December, 1985.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Sept. 30, 1989

RUSH

JAN 28 2 52 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.2 1 5 7

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

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
			60000.00- CONT.	
			130.00 CSTAX	
			.50 PRFEE	
			9.00 WDSTD	
			CHECK	139.50-
986	A01/28/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2157.

IDENTIFICATION REFERENCE

JAN 28 2 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214525

NASHVILLE BUSINESS FORMS, INC.
615-255-0[illegible]