G250294 SW

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randy Sullivan, et ux.	SAME	Part of 183-84
(NAME) 4611 ARTELIA DRIVE	(NAME)	183-77
(STREET ADDRESS OR ROUTE NUMBER) ANTIOCH, TN. 37013	(STREET ADDRESS)	BOOK 6781 PAGE 503
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- *Dollars,*

cash in hand paid by Randy Sullivan and wife, Della Sullivan, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Carolyn B. Jennings and husband, Neal Jennings

have this day bargained and sold, and do hereby transfer and convey unto the said Randy Sullivan and wife, Della Sullivan *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land being situated in the Fifth Civil District of Davidson County, Tennessee, being property surveyed by Charles "Chuck" Hyder, R. L. S., dated December 30, 1985, File No. 0037, Disc 1, being Lot No. 3 on said survey, described as follows:

Beginning at an iron pin in Twin Oaks Drive, pin being 1,207.59 feet from the intersection of Old Hickory Boulevard and Twin Oaks Drive; thence with Twin Oaks Drive, South 02 deg. 30' 25" West 320.73 feet to an iron pin, corner to Lot No. 4; Thence with Lot No. 4, North 87 deg. 29' 35" West 705.95 feet to an iron pin, corners to Lots No. 4 and 8; thence with Lot No. 8, North 12 deg. 01' 12" East 325.20 feet to an iron pin, corner to Lots 8 and 2; thence with Lot No. 2, South 87 deg. 29' 35" East 652.21 feet to the point of beginning, containing 5 acres as surveyed by Charles "Chuck" Hyder, dated December 30, 1985.

Being part of the same property conveyed to Carolyn B. Jennings by deed of record in Book 5107, page 641, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 5047, pages 640, 666, 671, 676 and 712, Register's Office for Davidson County, Tennessee; Easement of record in Book 6590, page 77, said Register's Office; and Restrictive Covenants attached hereto as Exhibit "A".

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me this the 11th *day of* February *19* 86

Affiant

My commission expires: 12/8/86 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved (X) property, known as Twin Oaks Drive, Nashville, Tennessee *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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.

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

Whenever 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 hands this 11th *day of* Feb *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carolyn B. Jennings

Neal Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me William S Clark, *a Notary Public in and for said County and State* Carolyn B. Jennings and husband, Neal Jennings

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County *Tennessee, this* 11th *day of* February, *1986.*

Commission expires 7/17/88 William S Clark *Notary Public*

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WILLIAM S. CLARK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Carolyn B. Jennings, et vir.

TO

Randy Sullivan, et ux.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT B

RESTRICTIVE COVENANTS

1. LAND USE AND BUILDING TYPE: No lots shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one detached two family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

2. DWELLING QUALITY AND SIZE: It is the intention and purpose of the covenants to assure that all dwellings shall be of quality workmanship and materials substantially the same or better which can be reproduced on the date these covenants are recorded. The ground floor shall not be less than 1800 square feel for a one story building nor less than 1200 square feet for the ground floor area and 1800 square feel total area of the dwelling of more than one story. Houses containing basements shall be considered a one story building. Split foyer style houses shall have a minimum of 1800 square feet on the main level. All dwellings must have exterior material to grade (no block foundations left exposed) and all out-buildings will have the same exterior material to grade as the dwelling.

3. BUILDING LOCATION: No building shall be located on any lot nearer to the front line than 100 feet, or nearer to the side line than 25 feet. No out-building will be located in front of the dwelling.

4. TEMPORARY STRUCTURES: No structures of a temporary character, shack, trailer, basement, tent, garage, barn, or other out-buildings shall be used on any lot at any time as a residence either temporarily or permanently.

5. NUISANCES: No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance to the neighborhood.

6. TERMS: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

7. No debris, old lumber or other unsightly objects shall be moved onto any lot. Construction or improvements thereon, shall be completed within ten (10) months, but nothing shall preclude the construction of addition to dwellings or garages. No building materials will be stored thereon until within 60 days of the commencement of construction thereon.

8. No commercial feeding of swine or poultry shall be permitted on any lot. No animals shall be kept unless the area where kept is fenced.

9. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

10. SEVERABILITY: Invalidation of any one of these covenants by judgement of Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

7.5.5.7.4.
IDENTIFICATION REFERENCE
FEB 12 10 09 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

30000.00- CONT.
78.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 97.50-
4180A02/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5574

IDENTIFICATION REFERENCE

FEB 12 10 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218671