5-5-86

This instrument prepared by:
J. M. Grissim
Attorney at Law
323 Union Street
Nashville, TN 37201

BOOK 6863 PAGE 552

WARRANTY DEED

ADDRESS NEW OWNER:

Ms. Joan Traugbber
5101A Rawlings Road P.O. 354
Nashville, Tenn.

SEND TAX BILLS TO:

Same

MAP/PARCEL NO.:

21-D-158 (PORTION)

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00); and and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, H. R. POTTER has bargained and sold and by these presents does transfer and convey unto the said JOAN TRAUGHBER, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described as:

> Land in Davidson County, Tennessee, formerly the 14th Civil District, being part of Lot No. 13 on an unregistered Plan of the Eberle Property, and being described according to a survey by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, dated April 28, 1986, as follows:
>
> Beginning at an iron pin in the south margin of Rawlings Road (formerly known as Bernard Road) being the northeast corner of the herein described tract and being the northwest corner of the property conveyed to C. L. Endsley and Janice Endsley Glasscock by Quitclaim Deed of record in Book 5951, Page 904, Register's Office for Davidson County, Tennessee; thence with said Endsley's and Glasscock's line South 1° 57' 10" West 752.75 feet to an iron pin; thence North 88° 03 minutes 40 seconds West 18.86 feet to an iron pin at the northwest corner of the property conveyed to Ellis P. Jakes by deed of record in Book 3220, page 93, R.O.D.C.; thence with Jakes' line South 2° 21' West 392.65 feet to an iron pin; thence continuing with Jakes line North 83° 40' 40" West 158.00 feet to an iron pin; thence with the following four lines established by the above mentioned survey, South 81° 58' West 44.93 feet to an iron pin; thence North 16° 20' 30" West 462.57 feet to an iron pin; thence North 87° 24' 45" East 150.95 feet to an iron pin; North 0° 32' 45" East 370.77 feet to an iron pin in the south margin of Rawlings Road; thence with said margin of Rawlings Road South 88° 55' 27" East 43.52 feet to a point at the beginning of a curve to the left; thence with the curve having a radius of 1,169.53 feet and a length of 192.25 feet to the point of beginning, and containing 6.392 acres.
>
> Being part of the property conveyed to H. R. Potter, et ux, by deed from Geneva M. Steele of record in Book 3677, Page 600, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever. And I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

Kathleen B. Potter joins in this conveyance for the purpose of conveying whatever right, title and interest she might hold, if any, as wife of the Grantor.

This conveyance is subject to the restrictions described on Exhibit "A" attached hereto and incorporated herein by reference.

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.

H. R. POTTER

KATHLEEN B. POTTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. R. POTTER and wife, KATHLEEN B. POTTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 20th day of May 1986.

NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $35,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 3-8-89

EXHIBIT "A"

RESTRICTIONS

The hereinbelow described restrictions shall run with the land and apply to the property more fully described in Warranty Deed from H. R. Potter to Joan Traughber of record in Book 6463, Page 552, Register's Office for Davidson County, Tennessee.

1. No mobile home shall be positioned on the property closer than one thousand (1,000) feet from Rawlings Road.

2. No "basement only" house shall be constructed on the property.

3. Any residence constructed on the property shall contain a minimum of 1,500 sq. feet of heated living area.

4. Any construction on the property shall be completed within 13 months of the starting date of such construction.

0 2 9 8 3
IDENTIFICATION
MAY 21 10 24 AM '85
FELIX [illegible]
DAVIDSON [illegible]

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

RECEIVED OF _____

FOR _____

BOOK 6863 PAGE 555

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
			35000.00	CAMT.
			91.00	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 100.50-
				.00

GS10AD5/21/86 GAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02958

IDENTIFICATION REFERENCE

MAY 21 10 24 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 250376