BOOK 6863 PAGE 713

Map: 154

Parcel: 128 and part of 92

WARRANTY DEED

Address of New Owner(s)
Donald B. Shotwell
Route 2, Box 171
Pegram, Tennessee 37143

Send Tax Bills to:

same

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $25,000.00.

Neal W. Carter
Affiant

Subscribed and sworn to before me this 19 day of May, 1986.

James D. Jordan
Notary Public

My Commission Expires: 7-9-87

For and in Consideration of the sum of TWENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter and wife, Ann R. Carter have bargained and sold, and by these presents do transfer and convey to Donald B. Shotwell and wife, Sandra J. Shotwell, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being a tract of land shown on property map 154, Assessor's Office, and lying wholly within the 9th Civil District of Davidson County, Tennessee, bounded in general by Poplar Creek Road on the north, Robert Pinkerton on the west, Neal Carter and Charles Sturdivant on the south, and John and Mary Dunlap on the east, more particularly described as follows:

Beginning at an iron pin near a fence corner in the south margin of Poplar Creek Road, said pin being Robert Pinkerton's northeast corner; thence leaving said Pinkerton and with the margin of said road north 81° 22' 20" east 232.55 feet to an iron pin in John and Mary Dunlap's north line; thence leaving said road and with a new line south 06° 05' 29" west 242.72 feet to an iron pin; thence south 04° 41' 13" east 126.76 feet to an iron pin; thence south 08° 27' 03" east 61.23 feet to an iron pin; thence south 32° 52' 06" east 35.92 feet to an iron pin; thence south 28° 22' 38" east 144.18 feet to an iron pin; thence south 16° 04' 51" west 178.53 feet to an iron pin in the north line of Charles Sturdivant; thence with Sturdivant north 72° 51' 27" west 251.84 feet to an iron pin; thence with Sturdivant's west line south 16° 04' 51" west 83.00 feet to an iron pin; thence leaving Sturdivant, and with a new line north 72° 31' 22" west 200.06 feet to an iron pin in Robert Pinkerton's east line; thence with Pinkerton and near a fence north 16° 04' 51" east 694.55 feet to the point of beginning, containing 5.505 acres, more or less, according to a survey by Randolph L. Chapdelaine dated 4/16/86.

Being all of the property conveyed to Neal W. Carter and wife, Ann R. Carter by warranty deed from Johnny H. Dunlap and wife, Mary B. Dunlap of record in Deed Book 6853, Page 656, and part of the property conveyed to Neal W. Carter and wife, Ann R. Carter, by warranty deed from George V. Crawford, Jr. Special Master, of record in Deed Book 5383, Page 311, all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions, which are permanent and shall run with the land: No house trailer shall be placed on the property. Only one residence may be constructed on the property, and such residence shall not contain less than 1,700 square feet of floor space. The tract conveyed herein shall not be sub-divided. Neither Grantees nor their successors or assigns shall carry on or permit to be carried on any commercial cutting of timber on the property.

This is unimproved property located on Poplar Creek Road in Nashville, Davidson County, Tennessee.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Donald B. Shotwell and wife, Sandra J. Shotwell, their heirs and assigns, forever.

Neal W. Carter and wife, Ann R. Carter, do represent to Donald B. Shotwell and wife, Sandra J. Shotwell, that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Neal W. Carter and wife, Ann R. Carter, do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to Donald B. Shotwell and wife, Sandra J. Shotwell, their heirs and assigns, against the lawful claims of all persons.

Witness this 19 day of MAY, 1986.

Neal W. Carter

Neal W. Carter

Ann R. Carter

Ann R. Carter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Neal W. Carter and wife, Ann R. Carter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of MAY, 1986.

James D. Jordan

NOTARY PUBLIC

My Commission Expires: 7-9-89

IDENTIFICATION REFERENCE

030211

MAY 21 11 32 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 _____

BOOK 6863 PAGE 715

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

250[illegible].00- CASH
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
66B4A05/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302 L

IDENTIFT REFERENCE

MAY 21 11 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250450