THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sam Tinnin, et ux, et al 820 Louisville Highway Goodlettsville, TN 37072	Same	Map 12 P/O Parcels 15, 59, 53 & 63

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ANNIE MAI LEEMAN TARPLEY, LILLIAN NOVELLA LEEMAN GREGORY, ELLA BELLE LEEMAN ARROWOOD and JOHN THOMAS LEEMAN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said SAM TINNINI and wife, GLENDA TINNIN and JAMES E. SIMPSON, JR. and wife, SARA J. SIMPSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 2 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, said point being North 74° 08' 09" East 156.34 feet from the Southeast corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee; thence, North 23° 26' 16" West 730.00 feet to an iron pin; thence, North 31° 12' 20" West 692.31 feet to an iron pin; thence, South 86° 22' 18" West 433.86 feet to an iron pin; thence, North 13° 46' 35" West 696.93 feet to an iron pin; thence, South 85° 40' 55" East 884.69 feet to an iron pin; thence, South 23° 39' 13" East 600.00 feet to an iron pin; thence, South 86° 22' 18" West 225.00 feet to an iron pin; thence, South 23° 56' 29" East 1342.45 feet to an iron pin in the Northerly margin of Lickton Pike; thence, with said margin of said Pike South 74° 41' 02" West 200.70 feet to the point of beginning and containing 19.67 acres, more or less.

BEING a part of the same properties conveyed to Hebron Houston Leeman a/k/a H. H. Leeman a/k/a H. H. Lehman and wife, Allie May Leeman a/k/a Allie May Lehman by deeds of record in Book 1910, page 561, Book 2336, page 277, Book 2014, page 523, Book 2638, page 83 and Book 2045, page 25, Register's Office for Davidson County, Tennessee and to H. H. Lehman, alone, by deed of record in Book 4762, page 970, said Register's Office. The said Allie May Leeman died on June 29, 1974. Under the terms of her Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee, Docket Number 75351, all of her estate was devised and bequeathed to H. H. Leeman. Therefore, H. H. Leeman became vested with title in fee

simple to all of the said properties hereinabove referred to by operation of law and by the terms of the Last Will and Testament of Allie May Leeman. H. H. Leeman died on August 23, 1983 and by the terms of his Last Will and Testament filed for probate in the Probate Court for Davidson County, Tennessee, Docket Number 73781, the properties hereinabove referred to were devised to Lynn Hall Leeman, a 1/15th undivided interest with the remaining 14/15th undivided interest to be divided equally among his surviving children--Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman. Thereafter, Lynn Hall Leeman conveyed her interest in the said properties to Annie Mai Leeman Tarpley by deed of record in Book 6484, page 605, said Register's Office. The said property is now vested as follows: Annie Mai Leeman Tarpley--a 9/30th undivided interest, Lillian Novella Leeman Gregory--a 7/30th undivided interest, Ella Belle Leeman Arrowood--a 7/30th undivided interest and John Thomas Leeman--a 7/30th undivided interest.

RESTRICTIONS:

The following restrictions shall apply to the property hereinabove described and shall be covenants running with the land:

1. The property shall be used for residential purposes only.

2. Any dwelling house constructed upon the property shall contain a minimum of One Thousand Six Hundred (1,600) square feet of living area on the main floor, excluding garages, carports, breezeways and connected outbuildings.

3. All utility buildings, barns or other appurtenant structures constructed on the property shall be stained or painted.

4. No swine or poultry shall be permitted on the said property.

5. No junk vehicles or inoperable vehicles shall be permitted on the said property.

6. No mobile home or trailer shall be permitted on the property hereinabove described.

7. No dirt, top-soil or sub-soil shall be removed from the said property.

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, the GRANTORS, 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 warrant that the same is unencumbered, except for:

1. 1986 Taxes which have been prorated between the parties and which shall be held in escrow by Homer R. Ayers, Closing Attorney for payment on or before November 1, 1986,

except that the GRANTEE shall pay any increase in taxes upon demand by the said Escrow Closing Attorney by reason of an increase in the tax rate, a reappraisal by the Tax Assessor's Office for Davidson County, Tennessee or improvements constructed on the property after date hereof.

2. Letter from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4797, page 445, Register's Office for Davidson County, Tennessee, if applicable to the above described property.

3. Easement for right-of-way for public roads granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, if applicable to said property.

4. Easement for right-of-way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office, if applicable to said property.

And we, the GRANTORS, do further covenant and bind ourselves, 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.

Ella Belle Leeman Arrowood executes this deed as Attorney-in-fact for an on behalf of Annie May Leeman Tarpley under the terms and provisions of a limited Power of Attorney, recorded simultaneously herewith.

WITNESS our hands on this the 30th day of May, 1986.

GRANTEE:

Sam Tinnin
SAM TINNIN

Glenda Tinnin
GLENDA TINNIN

James E Simpson, Jr.
JAMES E. SIMPSON, JR.

Sara J. Simpson
SARA J. SIMPSON

GRANTORS:

Annie May Leeman Tarpley
ANNIE MAY LEEMAN TARPLEY by ELLA BELLE LEEMAN ARROWOOD, Attorney-in-fact

Lillian Novella Leeman Gregory
LILLIAN NOVELLA LEEMAN GREGORY

Ella Belle Leeman Arrowood
ELLA BELLE LEEMAN ARROWOOD

John Thomas Leeman
JOHN THOMAS LEEMAN, individually and as Executor of the Estate of H. H. Leeman, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LILLIAN NOVELLA LEEMAN GREGORY, ELLA BELLE LEEMAN ARROWOOD and JOHN THOMAS LEEMAN, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 6th day of June, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of June, 1986, before me, personally appeared ELLA BELLE LEEMAN ARROWOOD, to me known to be the person who executed the foregoing instrument in behalf of ANNIE MAI LEEMAN TARPLEY, and acknowledged that ELLA BELLE LEEMAN ARROWOOD executed the same as the free act and deed of the said ANNIE MAI LEEMAN TARPLEY.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAM TINNIN and wife, GLENDA TINNIN and JAMES E. SIMPSON, JR. and wife, SARA J. SIMPSON, 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, this the 30th day of May, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $73,250.00.

Sam Simmons
Affiant

Sworn to and subscribed before me, this the 30th day of May, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

FILED JUN 10 11 07 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0 8 8 8 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6881 PAGE 963

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
			73250.00- CAMT.	
			190.32 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 202.82-	
			3604A06/10/86 BAL .02	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 8 8 2

IDENTIFICATION REFERENCE

JUN 10 11 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257224