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. |
|---|---|---|
| J. Harold Shankle, et ux<br>2518 Plum Street<br>Nashville, TN 37207 | Same | Map 12<br>P/O Parcels 15, 57, 58 & 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 J. HAROLD SHANKLE and wife, BOBBIE SHANKLE, 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. 16 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 westerly margin of Old Dickerson Pike (said point being South 34° 11' 58" East 925.00 feet; thence South 45° 49' 00" East 76.79 feet from the Southwest corner of the intersection of Old Dickerson Pike and Baker Road); thence with the westerly margin of Old Dickerson Pike South 45° 50' 32" East 205.00 feet to an iron pin; thence, South 61° 11' 02" West 1164.07 feet to an iron pin; thence, North 23° 39' 13" West 245.00 feet to an iron pin; thence, North 63° 43' 25" East 1083.06 feet to the point of beginning and containing 5.66 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 4th day of June, 1986.

GRANTEES:

J. HAROLD SHANKLE

BOBBIE SHANKLE

GRANTORS:

ANNIE MAY LEEMAN TARPLEY by ELLA BELLE LEEMAN ARROWOOD, Attorney-in-fact

LILLIAN NOVELLA LEEMAN GREGORY

ELLA BELLE LEEMAN ARROWOOD

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

IDENTIFICATION REFERENCE

0 8 9 1 0

JUN 10 11 19 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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: 1-1988

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 J. HAROLD SHANKLE and wife, BOBBIE SHANKLE, 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 4th day of June, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-1988

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Bobbie J Shankle
Affiant

Sworn to and subscribed before me, this the 4th day of June, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-1988

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6882 PAGE 152

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 35000.00- CAMT. | |
| | | | 91.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 103.50- | |
| | | | 3632A06/10/86 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 9 I. O.

IDENTIFI REFERENCE

JUN 10 11 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257252