BOOK 6882 PAGE 281

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.
Wilson W. Hoffman, Jr. Rt. 1, Box 268 Madison Creek Road Goodlettsville, Tennessee 37072	SAME	Map 12 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 WILSON W. HOFFMAN, JR., hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

FELIX Z. WILSON
DAVIDSON COUNTY, REGISTER
JUN 10 11 27 AM '86
IDENTIFICATION REFERENCE
08.90

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 3 on 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 southerly margin of Baker Road (said point being South 58° 21' 14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70° 58' 23" for a distance of 385.86 feet; thence, North 46° 09' 44" West 81.89 feet to a point; thence, North 46° 09' 44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36° 28' 20" for a distance of 378.88 feet; thence, North 86° 35' 19" West 141.00 feet; thence, North 86° 35' 19" West 250.24 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5° 54' 41" West 910.21 feet to an iron pin; thence, South 84° 06' 48" East 250.00 feet to an iron pin; thence, South 5° 26' 27" West 558.09 feet to an iron pin; thence, North 83° 12' 16" West 654.66 feet to a point; thence, North 5° 54' 41" East 547.69 feet to an iron pin; thence, South 84° 06' 48" East 250.00 feet to an iron pin; thence, North 5° 54' 41" East 902.99 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said road South 86° 52' 09" East 150.18 feet to the point of beginning and containing 11.40 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 GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, 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 Attorey 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 GRANTEE, his 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 28th day of May, 1986.

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

GRANTEES:

Wilson W. Hoffman Jr.
WILSON W. HOFFMAN, JR.

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: 1-9-88

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: 1-9-88

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 WILSON W. HOFFMAN, JR., the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 28th 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 $41,250.00.

Wilson W. Hoffman, Jr.
Affiant

Sworn to and subscribed before me, this the 28th day of May, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 6882 PAGE 285

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
			41250.00- CONT.	
			107.12 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 119.62-	
3652A	06/10/86		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

089300

IDENTIF. REFERENCE

JUN 10 11 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257272