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.
Jeffrey T. Anderson	Same	Map 11
535 Windsor Green		Pt 58
Goodlettsville, TN. 37072		

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, We, MORRIS E. AYERS and wife, WILMA SMITH AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JEFFREY T. ANDERSON and wife, TRACEY FRENSLEY ANDERSON, 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 2nd Civil District of Davidson County, Tennessee, described as Tract No. 2 on a survey by Bruce Rainey & Associates, Surveyors, No. 823, dated April 28, 1986, Job No. 83-047, as follows:
BEGINNING at an iron pin in the easterly margin of Freeman Hollow Road, a corner to Michael P. Cunningham, thence South 82° 50' 14" East 457.67 feet to an iron pin; thence North 84° 22' 52" East 306.11 feet to an iron pin; thence North 65° 23' 16" East 421.69 feet and crossing a pond to an iron pin set; thence North 08° 51' 49" West 712.60 feet to an iron pin; thence South 18° 08' 11" West 279.12 feet to a point; thence North 08° 51' 19" West 448.90 feet to a point in a fence row; thence North 65° 55' 42" East 413.98 feet to a point; thence North 67° 44' 22" East 335.02 feet to an iron pin; thence South 05° 00' 29" West 161.13 feet to a point; thence South 03° 30' 58" West 198.72 feet to a point; thence South 03° 47' 02" West 352.25 feet to a point; thence South 00° 04' 14" East 133.96 feet to an existing iron pin; thence with the fence row, South 85° 14' 02" East 251.10 feet to a point; thence South 88° 07' 51" East and leaving the fence row 102.33 feet to a point; thence South 75° 03' 43" East and crossing a fence row 259.78 feet to an iron pin; thence with a fence row, South 00° 41' 20" East 384.56 feet to a point; thence South 01° 33' 30" West 412.51 feet to an iron pin; thence North 87° 03' 27" West 1,139.26 feet to an iron pin; thence South 84° 22' 52" West 330.46 feet to an iron pin; thence North 82° 56' 04" West 465.44 feet to an iron pin in the easterly margin of Freeman Hollow Road; thence with said margin of said road North 03° 43' 29" East 67.82 feet to a point; thence North 02° 06' 49" East 32.42 feet to the point of beginning and containing 28.39 acres, more or less.
Being part of the same property conveyed to Morris E. Ayers and wife, Wilma Smith Ayers, by deed from Susie Mai Elliott

Wooten, Annie Mai Elliott Scott and Mary Elizabeth Elliott Hastings, of record in Book 4028, page 107, Register's Office, Davidson County, Tennessee.

The following restrictive covenants shall be covenants running with the land and shall be binding upon the Grantees, their heirs, successors and assigns for a period of 25 years from date:

1. The property hereinabove described may be further subdivided into two separate parcels of land, but not further or otherwise and the Grantees, their heirs or assigns may construct one dwelling house on each of the said parcels of land, but not further or otherwise.

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

3. All dwelling houses constructed on the said property shall contain a minimum of 1500 square feet of living area, exclusive of garages, porches and outbuildings. No trailers, mobile homes, modular homes, basement homes or other similar structures shall be located upon or built upon 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 as follows, to-wit:

1. 1986 State and County taxes, which shall be paid in full by the Grantor in full without proration.

2. Easement for the right of way of Freeman Road and Freeman Hollow road as specified in Book 4028, page 107, said Register's Office.

3. Easement for right of way granted to Davidson County, Tennessee, of record in Book 2276, page 317 and Book 3459, page 74, said Register's Office.

And We, the GRANTORS, do further covenant and bind ourselves, our, 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.

WITNESS our hands on this the 22nd day of May, 1986.

Morris E. Ayers
MORRIS E. AYERS

Wilma Smith Ayers
WILMA SMITH AYERS

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 MORRIS E. AYERS and wife, WILMA SMITH AYERS, 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 22nd day of May, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Laura S. Ayers
Affiant

Sworn to and subscribed before me, this the 22nd day of May, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

16500

IDENTIFICATION REFERENCE

JUL 2 9 21 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 6905 PAGE 828

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

500[illegible].00- CAPT.
130.[illegible]0 CSTAX
.50 PRFE
9.00 MORTG
CHECK 139.50-
2544A07/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16500

IDENTIFI REFERENCE

JUL 2 9 21 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265969