Box 23

BOOK 7040 PAGE 393

Address New Owner:	Send Tax Bills To:	Map/Parcel
Hoyt D. F. Sparks etux	Same	Map 181
6196 Pettus Road		P/O Par 70
Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, KELCIE JOYCE BUCHANAN and SALLY ANN SEARCY, Co-Executrices of the estate of Eva Jewel Crabtree, deceased, and as devisees under the will of Eva Jewel Crabtree, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said HOYT D. F. SPARKS and wife, MARY G. SPARKS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being described according to a survey of J. Bruce Rainey, Surveyor, #823, dated October 21, 1986, and known as Job No. 86-817, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Pettus Road; said point of beginning being the Northwest corner of this tract and also being the Northeast corner of the Bobby Dee Benningfield Property of record in Book 4914, page 667, Register's Office, Davidson County, Tennessee; thence with the southerly margin of Pettus Road S 87 degrees 26' 01" E 31.00 feet to an iron pin; thence N 88 degrees 18' 16" E 66.70 feet to an iron pin; thence N 86 degrees 30' 00" E 52.30 feet to an iron pin; thence leaving the margin of said Pettus Road and severing the Crabtree Property of which this is a part S 00 degrees 29' 17" E 1476.28 feet to an iron pin; thence with Crabtree's original southerly line N 85 degrees 13' 21" W 244.36 feet to an iron pin; thence N 02 degrees 43' 59" E 550.00 feet to an iron pin; thence N 19 degrees 40' 59" E 22.00 feet to an iron pin; thence N 03 degrees 08' 59" E 73.00 feet to an iron pin; thence N 00 degrees 46' 01" W 136.00 feet to an iron pin; thence N 03 degrees 33' 59" E 360.00 feet to an iron pin; thence N 33 degrees 43' 59" E 108.00 feet to an iron pin; thence N 17 degrees 01' 01" W 136.00 feet to an iron pin; thence N 01 degree 38' 59" E 94.00 feet to the point of beginning, containing 6.57 acres, more or less.

Being the same property title to which was vested in Kelcie Joyce Buchanan and Sally Ann Searcy as devisees under the Will of Eva Jewel Crabtree in Will Book 155, page 610, County Court Clerk's Office for Davidson County, Tennessee, and being the same proeprty conveyed to Harum Kelley Crabtree and wife, Eva C. Crabtree, by deed from John S. Gooch in Book 3224, page 4, Register's Office of Davidson County, Tennessee. The said Harum Kelley Crabtree having predeceased Eva C. Crabtree and she having acquired the entire interest as surviving tenant by the entirety.

Luther Kenneth Buchanan, husband of Kelcie Joyce Buchanan, and Jack Wade Searcy, husband of Sally Ann Searcy, execute this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to them by virtue of their marriage to Kelcie Joyce Buchanan and Sally Ann Searcy, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premies hereby conveyed.

11/14 3:12:35 CLERK

329

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

The following Restrictions are hereby made applicable to the herein described real property and will be covenants running with the land:

1. All trailers, mobile homes, must be set back at least 600 feet from Pettus Road.

2. Commercial raising of poultry and/or swine is prohibited. Swine raised for personal consumption must be kept within 300 feet of rear property line. Rear property line being 1476 feet from Pettus Road.

3. Storage of unsightly materials, such as junk cars and used building materials must be at least 600 feet from Pettus Road.

This is ~~un~~improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said HOYT D. F. SPARKS and wife, MARY G. SPARKS, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this 11th day of November, 1986.

Kelcie Joyce Buchanan
KELCIE JOYCE BUCHANAN,
CO-EXECUTRIX

Sally Ann Searcy
SALLY ANN SEARCY,
CO-EXECUTRIX

Kelcie Joyce Buchanan
KELCIE JOYCE BUCHANAN

Sally Ann Searcy
SALLY ANN SEARCY

Luther Kenneth Buchanan
LUTHER KENNETH BUCHANAN

Jack Wade Searcy
JACK WADE SEARCY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

AFFIANT

Sworn to and subscribed before me this 11th day of November, 1986.

NOTARY PUBLIC

My commission expires: 9-11-88.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelcie Joyce Buchanan and Sally Ann Searcy, Co-Executrices of the Estate of Eva Jewel Crabtree, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of November, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelcie Joyce Buchanan and husband Luther Kenneth Buchanan, and Sally Ann Searcy and husband, Jack Wade Searcy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this ~~11th~~ 12th day of November, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

6 3 3 8 2

IDENTIFICATION REFERENCE

Nov 14 12 41 PM '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 7040 PAGE 396

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
			7300.00- CAPIT.	
			204.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 213.50-	
			6139A 11/14/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6338.2

IDENTIFICATION REFERENCE

Nov 14 12 41 PM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12108