BOOK 7063 PAGE 795 BOX 11

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300.00

Mary Katherine Hooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF March 19 84.

Notary Public

MY COMMISSION EXPIRES: 10/21/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 9000 E. Church St., Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE: None	MAP-PARCEL NUMBERS
BONNIE H. DOLAN (NAME)	New Owner (NAME)	Map 156
3822 Whitland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 108
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	090-2843.0

FOR AND IN CONSIDERATION OF THE SUM 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, WE, FREDERICK A. JOYNER AND WIFE, BARBARA G. JOYNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BONNIE H. DOLAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, Beginning at a monument at the east edge of old Harding Pike being the northwest corner of Lot No. 1 on the Plan of Frederick A. Joyner Subdivision as of record in Book 5190, Page 283, Register's Office for Davidson County, Tennessee, and running with said road N05°54'W for 196.31 ft. to a point of curve thence 844.81 ft. around the curve to the point of curve thence N61°19'40"E for 18.97 ft. thence S31°10'31"E for 109.84 ft. to a point in the Harpeth River thence with said river S54°00'W for 235 ft. thence S30°25'W for 245 ft. thence S04°10'E for 360.0 ft. thence S18°45'E for 95.51 ft. thence N84°06'E for 167.62 ft. to the point of beginning, containing 2.88 acres, more or less as shown on Map 156, Subdivision No. 78-424-G as fo record in Book 5190, Page 283, said Register's Office, being the Reserved Parcel, Frederick A. Joyner Subdivision.

Being part of the same property conveyed to Frederick A. Joyner and wife, Barbara G. Joyner by deed from Emma Childress DeMoss Birthright, etal of record in Book 5351, Page 849, Register's Office for Davidson County, Tennessee.

Under and upon the land being conveyed, there is a gas line, possible electric line, buried telephone cable and sewer line, which no known easements appear of record.
Said property is conveyed subject to the following restrictions dated October 17, 1978, as shown in deed of record in Book 5351, Page 849, said Register's Office:
(1) No mobile home, or homes, shall be located thereon;
(2) The raising or keeping of swine is prohibited; and,
(3) Any redevelopment or redivision of this tract must be approved by the Metropolitan Nashville and Davidson County Planning Commission and the Metropolitan Nashville and Davidson County Codes Administration.
These restrictions shall run with the land for a period of twenty-five (25) years from this date, and be binding on and enforceable by the owners and subsequent owners of this tract.
Easement of flow of Harpeth River.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 hand s this 2nd day of March, 19 84

Frederick A. Joyner

Barbara G. Joyner

STATE OF TENNESSEE }
~~Davidson~~ County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FREDERICK A. JOYNER AND WIFE, BARBARA G. JOYNER

the bargainor S, 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 at

*(or proved to me on the basis of satisfactory evidence)

Brentwood, Tennessee, this 2nd day of March 19 84

Commission expires 10/21/84

Linda Worden
Notary Public

LINDA WORDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
FREDERICK A. JOYNER, ETUX

TO
BONNIE H. DOLAN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7 1 1 4 9

IDENTIFICATION REFERENCE

DEC 9 10 34 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 _____

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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

30[illegible].00- CANT
.54 CSTTX
.50 PRFEE
6.30 WDFEE
CHECK 7.34-
498Z812/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 1 4 9

IDENTIFICATION REFERENCE

DEC 9 10 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 20765