ADDRESS, NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
George & Kimberly Elizer	Same	MAP 126-112
(NAME)	(NAME)	
6404 Ranchero Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7094 PAGE 238

For and in consideration of the sum of TEN AND NO/100----------($10.00)---------- DOLLARS

cash in hand paid, and other good and valuable consideration,

We, Harold W. Reynolds and wife, Barbara E. Reynolds,

have bargained and sold, and by these presents do transfer and convey unto the said George Jeffrey Elizer and wife, Kimberly Rena Elizer

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached sheet - legal description.

Grantees have executed this Deed to bind themselves to restrictions running with the land and maintenance agreement.

79689

IDENTIFT REFERENCE

JAN 5 9 14 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as Rt. 1, Highway 70 (House Number) (Street)
Kingston Springs, Tennessee 37082
(P. O. Address) (City or Town) (Zip Code)

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 hands this 23 day of December 19 86.

Harold W. Reynolds — Barbara E. Reynolds

George Jeffrey Elizer — Kimberly Rena Elizer

BOOK 7094 PAGE 239

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 Harold W. Reynolds and wife, Barbara E. Reynolds

the bargainor S, 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 Nashville, Tennessee, this 23 day of December, 19 86.

My commission expires 11-1-87 Notary Public J. Michael Jacobs

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ *12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

George Jeffrey Elizer

Sworn to and subscribed before me
this 23 day of December, 19 86.

My commission expires 11-1-87 Notary Public J. Michael Jacobs

Mail This instrument was prepared by:
J. Michael Jacobs, Attorney, 311 White Bridge Road, Nashville, TN 37209
Name Address

WARRANTY DEED

FROM
HAROLD W. REYNOLDS
and wife,
BARBARA E. REYNOLDS

TO
GEORGE JEFFREY ELIZER
and wife,
KIMBERLY RENA ELIZER

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

LEGAL DESCRIPTION

Being in the 9th Civil District, formerly the 14th Civil District of Davidson County, Tennessee, described as follows:

Reference information to locate the true point of beginning of the foregoing 5.87 acre tract:

BEGINNING at a point on the northern edge of the pavement of Highway 70 in the center of a culvert under the said highway, the same being the original southwest corner of the original James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property; thence, N 76° E (measured along the northern edge of the pavement of Highway 70) 1,157.0 feet to a nail in the edge of the pavement; thence, N 16°15' W 33 feet to a point in the north edge of the right of way of Highway 70, this being the southwest corner of the Paul D. Butler property; thence, N 76° E 331 feet along the southern boundary of the Butler property and along the northern boundary of the highway right of way to a point which is the southeast corner of the Butler property; thence, along the northerly margin of the highway right of way as follows: N 80° E 176 feet to a point; thence, N 86°30' E 164 feet to a point thence S 82° E 164 feet; thence, S 70° E 302.00 feet to a point in the north margin of the Highway 70 right of way, this being the true point of beginning of the tract of land hereinafter described.

THENCE, leaving said point of beginning N 00°57' E 866.29 feet to an iron pin; thence, N 60° W 175 feet to an iron pin; thence, N 12°30' W 300 feet along the eastern portion of a road right of way to an iron pin; thence, S 84° E 335 feet to an iron pin; thence, S 2°3' E 1,349.73 feet to a point on the north margin of the Highway 70 right of way, thence, along said highway right of way N 59° W 215 feet to the point of beginning, containing 5.87 acres, more or less.

This tract is shown as tract number 3 on a plat prepared April, 1980 by Donald R. Carver, Surveyor, 209 Pear Orchard Drive, Goodlettsville, Tennessee, 37072.

BEING a portion of the same property conveyed to James H. Stein by deed from Mary Louise Stein of record in Book 5024, page 953, Register's Office for Davidson County, Tennessee.

Grantees agree to share equally with the owners of the roadway tract, which borders subject tract 300 feet on the northwest side, the responsibility for maintaining the graveling and grading of the roadway contained within the 300 foot section adjacent to grantees' property.

This conveyance is also subject to the following restrictions running with the land:

1. No noxious or offensive operation shall be conducted or maintained on this tract, and nothing shall be done on the tract which may constitute any annoyance or nuisance to other property owners in the vicinity.

2. No trailer, basement, tent, shack, or other out-building shall be erected on this tract for use as a temporary or permanent residence, nor shall any structure of a temporary character be used as a residence. The owner may erect a small barn of the type used shelter for a pony or a calf.

3. Before a dwelling on this tract may be occupied, all of the outside construction must be completed.

4. This tract shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other wase must be kept in sanitary containers Garbage containers must be kept at all times within a utility yard.

Being the same property conveyed to Harold W. Reynolds and wife, Barbara E. Reynolds by deed from James H. Stein and wife, Charlene W. Stein, of record in Book 5706, page 697, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7094 PAGE 241

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79689

IDENTIFICATION REFERENCE

JAN 5 9 14 AM '87

No. 30330