Bar 31

This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

BOOK 7101 PAGE 134

Address New Owner:	Mortgagee:	Map-Parcel Numbers
Mark T. Cain P.O.Box 805 MADISON, TN 37116	None	29-326

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMIE R. PHILLIPS (now Jamie R. Garrison), the Grantor herein, has bargained and by these presents does transfer and convey unto MARK T. CAIN and wife, CHERYL O. CAIN, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Fourteenth (14th) Civil District, being more particularly identified as Lot No. 18 on the Plan of Bernard Hills of record in Book 5200, page 386 and 387, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jamie R. Phillips by deed from Charles R. Jackson and Kenneth Averitt, Sr., Administrator, C.T.A. of the Estate of Carlton Averitt, of record in Book 6528, page 484, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to certain restrictions and covenants which restrictions and covenants shall run with the land and shall be binding upon all subsequent owners of the property hereby conveyed or any portion hereof, as follows:

1. No mobile homes permitted even if used temporarily while constructing a permanent house.
2. Houses to contain not less than 1,400 square feet of living area.
3. Houses to be constructed of brick or stone or an approved combination of these.
4. No poultry or swine permitted.
5. Houses must be set back 60 feet from road and must be at least 20 feet from lot sidelines.
6. Detached garages must be at least 30 feet from rear of house.
7. Barns to be at least 300 feet from rear of house.
8. No resubdivision of tracts of five acres or less.
9. Only one family or duplex houses permitted. Duplex if side-by-side must contain 2,200 square feet.
10. No garages for public use to be maintained nor the storing of old or junk cars.

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. Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth. Taxes for 1987 are to be prorated as of the date of this deed. Grantor does further covenant and bind herself, her 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.

JOHN E. GARRISON, husband of Jamie R. Phillips (now Jamie R. Garrison) joins in this conveyance to convey any and all marital or other rights he may have in the subject property.

WITNESS our hands this 7th day of January, 1987.

Jamie R. Garrison
JAMIE R. GARRISON

John E Garrison
JOHN E. GARRISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Jamie R. Garrison and husband, John E. Garrison, the within named 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, at office, this 7th day of January, 1987.

Debbie L. Sloan
Notary Public

My Commission Expires:
11-12-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $16,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Mark T. Cai

Sworn to and subscribed this 7th day of January, 1987.

Debbie L. Sloan

Notary Public

My Commission Expires:

11-12-90

JH/fjj

IDENTIFICATION REFERENCE

8 1 7 1 3

JAN 8 2 48 PM '87

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

160 [illegible] CANT
4.00 RSTAX
.50 PREC
2.00 WIF
CHECK 64.30-
08[illegible] BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 7: 1: 3:

IDENTIFI REFERENCE

JAN 8 2 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32491