BOOK 7244 PAGE 964 FORM No WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,613.93

Greg Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 87

Carolyn Deaton
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
GREG GIBSON, ET UX	NONE	P/O MAP 32
(NAME)	(NAME)	PARCEL 21
132 Nathan Forest Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, Tn 37075		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, XXX G. MICHAEL BENNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREG GIBSON AND WIFE, CHERYL J.GIBSON

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 10th Civil District of Davidson County, Tennessee, described as Tract No. 3 on an unrecorded survey by R. L. Montoya, Surveyor Lic. No. 697, dated March 13, 1987, as follows: BEGINNING at an iron pin set this survey in a fence line, which is the south boundary of C. E. Hardy, Jr., the northeast corner of this tract and the northwest corner of Tract No. 2; thence South 5 deg. 29' 21" East 709.43 feet to an iron pin set this survey on the centerline of a 40 foot ingress/egress easement; thence following said centerline in a northwesterly direction, North 63 deg. 14' 35" West 348.12 feet to an iron pin set this survey, the beginning of a curve; thence following said centerline along a curve to the right, having the following curve data: a delta of 94 deg. 16' 26", a radius of 71.65 feet, a tangent of 77.20, a distance of 117.89 feet to an iron pin set this survey; thence leaving said easement centerline along a new line common to this tract and Tract No. 5, North 58 deg. 53' 09" West 68.50 feet to a point in a pond; thence along a new line common to this tract and Tract No. 5, North 49 deg. 22' 47" West 110.33 feet to a point in said pond; thence along a new line common to this tract and Tract No. 4, North 22 deg. 07' 55" East 60.00 feet to a witness pin set this survey on the centerline of the aforementioned 40 foot ingress/egress easement; thence continuing an additional 286.25 feet to an iron pin set this survey in a fence line which is the south boundary line of C. E. Hardy, Jr., and said pin marking the northeast corner of Tract No. 4; thence following said fence line North 85 deg. 50' 50" East 285.00 feet to the point of beginning, containing 5.00 acres, more or less.

BEING a portion of the same property conveyed to G. Michael Bennett by deed of record in Book 6863, page 869, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE 40 FOOT INGRESS/EGRESS EASEMENT AS SHOWN ON SAID SURVEY.

This is not the principal residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS SET FORTH ON EXHIBIT 'A' HEREOF.

This is unimproved (XX) improved ( ) property, known as 5.00 acres, Davidson County, Tennessee
(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 heir 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 covey 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. Wherever 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 my hand this 20th day of May, 19 87

G. Michael Bennett

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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 G. MICHAEL BENNETT

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of May 1987

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

EXHIBIT A

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1. All houses to be of at least 1750 square feet of heated living area with at least 1500 square feet on first floor. Brick or rock foundation only. Retainer walls must be constructed of the same material as the foundation. All houses to have two car garage.

2. Any buildings constructed within 200 ft. of the house to be of same material as the house. Any building constructed within 200 ft. of side boundaries to be of same material as the house.

3. No trailers or mobile homes of any kind shall be keep on property for any purpose. This restriction does not apply to travel trailers belonging to home owners. However, travel trailers are not to be lived in nor hooked up to electricity or water.

4. The owners of the individual lots shall share equally in the upkeep of the private drive. Being owners of lots 1, 2, 3, 4, 5, 6, 7 regardless of whether they bodily reside on the property or not. Any owner not paying their proportionate share is subject to having a lien placed against their property.

5. Swine will not be allowed and any other farm animals such as cattle or horses shall be fenced in. The owner of such animals shall bear full responsibility for any damage that these animals may cause.

6. Any fences shall be kept up in a neat appearance at all times. No fence may be erected closer than 25 ft. from center line of road.

7. G. M. Bennett takes no responsibility for any accidents that may occur in regard to the pond or future upkeep to it. The pond is for all lot owners to use for watering purposes only. There will be no swimming permitted.

8. No cars will be allowed to be kept on property other than those with current tags. Any others shall be kep inside out of sight or will be hauled away at owners expense.

9. No trash piles or other debris to be left on property for any extended time.

10. Lot owners assume all responsibility for all damage caused by friends, relatives and owned animals.

G. Michael Bennett

Greg Gibson

Cheryl Gibson

28731

IDENTIFI REFERENCE

MAY 22 10 27 AM '87

FELIX Z. WILSON 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
			28613.93- CAMT.	
			80.08 CSTAX	
			.50 PRFEE	
			3.00 MDEED	
			CHECK	83.58-
047GA05/22/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8.7 3 1

IDENTIFICATION REFERENCE

MAY 22 10 27 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 84958