THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

Bk 48

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NORBOURNE C. BERGER	MORTGAGEE: NONE	P/O MAP 32
(NAME)	(NAME)	
506 W. Due West Ave.		PARCEL 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison 37115 Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN DOLLARS AND 00/100----------
----------(10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

BOOK 7246 PAGE 719

IDENTIFICATION REFERENCE

29250

FILED FOR RECORD
MAY 26 11 02 AM '87
DAVIDSON COUNTY, TN

G. MICHAEL BENNETT *have bargained and sold, and by these presents do transfer and convey unto the said* NORBOURNE C. BERGER AND WIFE, MARTHA T. BERGER ..... 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. 1 on an unrecorded survey by R. L. Montoya, Surveyor Lic. No. 697, dated March 13, 1987, as follows: Beginning at a 14 inch Hackberry Tree which is located approximately 0.5 of a mile north of Brick Church Pike at the intersection of the north terminus of Jackson Road and its east right-of-way margin; said tree marks the southeast corner of the Bennett Property; thence, proceeding in a northerly direction along a fence line, which is the west property line of Robert E. Bell, North 03 degrees 44 minutes 36 seconds West 622.98 feet to an existing iron pin, the actual point of beginning for Tract No. 1: Thence; with a new line, South 70 degrees 02 minutes 40 seconds West 71.63 feet to an iron pin set this survey on the centerline of a 40 foot Ingree/Egress Easement; thence, following the centerline of said easement along a curve to the left, having the following curve data; a delta of 25 degrees 17 minutes 16 seconds, a radius of 170.00 feet, a tangent of 38.14 feet and a length of 75.03 feet, to a point; thence, continuing along said centerline North 45 degrees 14 minutes 36 seconds West 50.00 feet to a point, the beginning of a curve; thence, following said centerline along a curve to the left, having the following curve data; a delta of 19 degrees 46 minutes 41 seconds, a radious of 140.00 feet, a tangent of 24.41 feet and a length of 48.33 feet to an iron pin set this survey, which is the southwest corner of this tract and the southeast corner of Tract No. 2; thence, leaving said easement centerline along a new line common to this tract and Tract No. 2, North 01 degrees 51 minutes 31 seconds West 748.32 feet to an iron pin set this survey in a fence line which is the south boundary line of C. E. Hardy, Jr. and is the northwest corner of this tract; thence, following said fence line North 85 degrees 50 minutes 50 seconds East 330.00 feet to a corner fence post in the west boundary of John M. Toney, marking the northeast corner of this tract; thence along said west boundary, a fence line, South 08 degrees 43 minutes 02 seconds West 499.96 feet to an existing iron pin; thence continuing along said fence line, South 06 degrees 16 minutes 07 seconds West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 21st day of May, 1987

Affiant

My commission expires: 3/8/89 (Affix Seal)

Notary Public

417.06 feet to an existing iron pin, the point of beginning, containing 5.00 acres.

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 ( ) improved ( ) property, known as 5.00 acres, Davidson County, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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 I *do covenant with the said* GRANTEES *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 21st *day of* May, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. Michael Bennett

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 construced 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 individaul lots shall share equally in the upkeep of the private drive. Being owners of lots 1, 2, 3, 4, 5, 6, and 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 kept 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.

Melbourne O. Berger

Martha T. Berger

G. Michael Bennett

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 21st day of May, 19 87.

Carolyn Duff, Notary Public.

Commission Expires March 8, 1989

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

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

Notary Public

Commission Expires

7246

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

RECEIVED OF _____

FOR _____

BOOK 7246 PAGE 723

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30000.00-	CAMT.
			84.00	CSTAX
			.50	PREE
			12.00	WDEED
				CHECK 96.50-
105UAU5/26/87		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29250

IDENTIFI REFERENCE

MAY 26 10 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85520