This instrument prepared by:
GILLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

Larry D. Odom
Affiant

Subscribed and sworn to before me, this 29th day of May, 1987.

Teresa A. Sims
Notary Public

My Commission expires: 3-11-91

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Joel F. Pace and wife, Deborah O. Pace 113 Beechwood Dr. Hendersonville, TN 37075	Same	Map 63 Parcel 178

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LARRY D. ODOM, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOEL F. PACE AND WIFE, DEBORAH O. PACE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being Lot No. 1 of the Ben C. Donnell property, and described according to a survey made by Bruce Rainey & Assoc., Land Surveyors, dated June 26, 1978, and more particularly described as follows:

BEGINNING at an iron pin in the north right-of-way of Menees Lane, said point being the southeast corner of Tommy B. Key's property; thence in a northerly direction North 6° 22' 29" East 603.99 feet to an iron pin; thence in an easterly direction South 81° 27' 54" East 100.00 feet to a point; thence in a southerly direction South 6° 22' 04" West 600.07 feet to a point; thence in a westerly direction North 83° 42' 33" West 100.00 feet to the point of beginning, containing 1.38 acres, more or less.

Being the same property conveyed to Larry D. Odom by Warranty Deed from Timothy Mark Reece and Cheryl Rene Reece, of record in Book 6999, page 206, Register's Office for Davidson County, Tennessee.

31031

IDENTIFICATION REFERENCE

May 29 2 45 PM '87

RUSH

This conveyance is made subject to 1987 taxes, which have been assumed by the Grantees, and those restrictions contained in the Warranty Deed of record in Book 6312, page 365, said Register's Office.

In addition to the foregoing, this conveyance is made expressly subject to the following additional restrictions, which the Grantees, for themselves and their heirs, successors and assigns, in accepting this deed, covenant and agree shall run with the land and be valid and binding on all persons claiming under or through the Grantees for a period of twenty (20) years from the date of this instrument, and such restrictions shall be enforceable by the owner(s) of that property lying to the east of and adjoining the subject property:

(a) No dwelling house or residence may exist on the subject property unless it is built by new construction at the site. No dwelling house or residence may be moved onto the subject property.

(b) The setback line from Menees Lane for any dwelling house or residence on the subject property shall be a minimum of 225 feet and a maximum of 275. Said setback line shall be measured from the front of the dwelling house or residence.

(c) The minimum square footage of living area of any dwelling house or residence built on the subject property shall be 1,800 square feet, as measured from exterior walls; provided, however, that garages, carports, porches, basements and similar areas and spaces shall be in addition to and not included in the above-stated minimum square feet requirements.

This is unimproved property know as 514 Menees Lane, Madison, Tennessee 37115. The subject property is not the usual place of residence of the Grantor, his wife, or any dependent of the Grantor.

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, unless otherwise herein set out; 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, theirs 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 29th day of May, 1987.

Larry D. Odom

Larry D. Odom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Larry D. Odom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at ~~Nashville~~ Madison, Tennessee, this 29th day of May, 1987.

Notary Public

My Commission Expires: 3-11-91

THIS INSTRUMENT WAS PREPARED BY: UNITED COMPANIES MORTGAGE OF TN, INC.

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

RECEIVED OF _____

FOR _____

BOOK 7252 PAGE 235

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

16500.00- CAMI.
46.20 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 52.70-
308AA05/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31031

IDENTIFICATION REFERENCE

MAY 29 2 45 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.87517