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Map: 154

Parcel: part of 32
part of 103

WARRANTY DEED

Address of New Owner(s)
Helen M. Neal
887 Rodney Drive
Nashville, Tennessee 37205

Address of Mortgagee:
Neal W. Carter
5081 Pine Hill Road
Nashville, Tennessee 37221

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Dominion Bank Building
315 Union Street
Nashville, Tennessee 37201

Mail

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $32,750.00.

Neal W. Carter
Affiant

Subscribed and sworn to before me this 1 day of July, 1987.

James D. Jordan
Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of THIRTY-TWO THOUSAND SEVEN HUNDRED FIFTY DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Neal W. Carter, have bargained and sold, and by these presents do transfer and convey to Helen M. Neal, a widow, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED PROPERTY DESCRIPTION

Being part of the same property conveyed to Neal W. Carter by warranty deed from Wayne I. Hayes, unmarried, of record in Deed Book 6811, Page 351, and the same property conveyed to Neal W. Carter by warranty deed from William R. Hutchins, III, and wife, Mary O'Connell Hutchins, of record in Deed Book 7199, Page 412, all in the Register's Office for Davidson County, Tennessee.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Helen M. Neal, her heirs and assigns, forever.

I, Neal W. Carter, do represent to Helen M. Neal, that I am lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

I, Neal W. Carter, do bind myself, my heirs and representatives, to warrant and forever defend the title to the above described land to Helen M. Neal, her heirs and assigns, against the lawful claims of all persons.

Witness this 1 day of July, 1987.

Neal W. Carter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Neal W. Carter, the bargainor, 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 and official seal at Nashville, Tennessee, this 1 day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 7-9-89

PROPERTY DESCRIPTION

Being a tract of land shown on property map 154, assessor's office, lot 4 of the Poplar Creek and Highland Subdivision, bounded in general by Griffith Road on the west; lot 2 of the Poplar Creek Highland Subdivision on the north; Rachel Riner, a 0.42 acre tract, and J. T. Stibor on the east; and a 5.04 acre tract on the south, more particularly described as follows:

Beginning at an iron pin in the east margin of Griffith Road, said pin being located in the south line of lot 2 of the Poplar Creek Highland Subdivision (Parcel 133); thence leaving said margin and with the south line of lot 2 North 59° 16' 59" East 269.75 feet to an iron pin in the west line of Rachel Riner; thence leaving said subdivision and with Riner South 39° 29' 47" East 160.32 feet to a 4" sassafras; thence leaving said Riner and with the west and south lines of a 0.42 acre tract South 39° 14' 03" West 50.14 feet to an iron pin; thence South 37° 34' 49" East 97.41 feet to an iron pin; thence South 49° 14' 02" East 453.28 feet to an existing iron pin, J. T. Stibor's southwest corner; thence with Stibor South 41° 02' 17" East 48.73 feet to an iron pin, a north corner of a 5.04 acre tract; thence leaving Stibor and with the north line of said 5.04 acre tract North 82° 06' 45" West 271.33 feet to an iron pin; thence South 80° 28' 34" West, passing a witness iron pin at 408.28 feet, in all 433.37 feet to a point in the center of Griffith Road; thence with the centerline of said road North 04° 37' 03" West passing a p-k nail at 102.32 feet, in all 185.29 feet to a point; thence with a curve to the left having the following characteristics: delta = 10° 51' 19"; radius = 1456.16 feet; length = 275.89 feet; tangent = 138.36 feet; chord = North 10° 02' 43" East 275.47 feet to a point, a south corner of lot 2 of Poplar Creek Highland Subdivision; thence leaving said road and with the south line of lot 2 North 59° 16' 59" East 25.90 feet to the point of beginning, containing 5.27 acres, more or less, according to a survey by Randolph L. Chapdelaine dated 5/12/86 and revised 9/15/86.

Subject to an easement of record in Book 6829, Page 256, Register's Office for Davidson County, Tennessee, and the rights of other parties in and to said easement, as set forth therein.

Subject to an easement of record in Book 7183, Page 463, Register's Office for Davidson County, Tennessee, and the rights of other parties in and to said easement, as set forth therein.

The property shall be subject to the following restrictive covenants which are permanent and shall run with the property. The property conveyed herein shall not be resubdivided. The property shall contain only one single family residence and appurtenant outbuildings. No house trailers shall be placed on any part of the property. Any residence constructed on the property shall contain not less than 1,700 square feet. No commercial cutting and clearing of timber shall be permitted on any portion of the property; provided that, any timber cut in order to construct a permitted residence or appurtenant outbuilding may be sold or disposed of in any reasonable manner. Neal W. Carter retains all of his rights to use and convey to others the right to use the easement described in Book 6829, Page 256, Register's Office for Davidson County, Tennessee.

4.19.03

IDENTIFT REFERENCE

JUL 1 3 08 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
			32750.00- CONV.	
			91.50 STAX	
			.50 PRFEE	
			9.00 MORT	
			CHECK	111.06-
			5560AD/701/87 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 9 0 3

IDENTIFICATION REFERENCE

JUL 1 3 08 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99725