BOOK 7296 PAGE 174

Map: 154

Parcel: 122 and part of 19

WARRANTY DEED

Address of New Owner(s)
Mr. and Mrs. Thomas E. Sherrill
7321 Rolling River Parkway
Nashville, Tennessee 37221

Address of Mortgagee:

NONE

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 $45,000.00.

Neal W. Carter
Affiant

Subscribed and sworn to before me this 13 day of July, 1987.

Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of FORTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter and wife, Ann Rankin Carter, being the same person as Ann R. Carter, have bargained and sold, and by these presents do transfer and convey to Thomas E. Sherrill and wife, Prudence R. Sherrill, their 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 and wife, Ann R. Carter, by warranty deed from Robert Taylor Pinkerton of record in Deed Book 7292, Page 467, and part of the same property conveyed to Neal W. Carter and wife, Ann Rankin Carter, by warranty deed from Willie Ford Green of record in Deed Book 4479, Page 973, both 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 Thomas E. Sherrill and wife, Prudence R. Sherrill, their heirs and assigns, forever.

Neal W. Carter and wife, Ann R. Carter, do represent to Thomas E. Sherrill and wife, Prudence R. Sherrill,, that we are 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.

Neal W. Carter and wife, Ann R. Carter, do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to Thomas E. Sherrill and wife, Prudence R. Sherrill, their heirs and assigns, against the lawful claims of all persons.

Witness this 12 day of July, 1987.

Neal W. Carter

Ann R. 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 and wife, Ann R. Carter, the 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 and official seal at Nashville, Tennessee, this 12 day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 7-9-89

4 5 6 1 8

IDENTIFICATION REFERENCE

JUL 14 1 24 PM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

PROPERTY DESCRIPTION

Being a tract of land shown on property map 154, assessor's office, and lying wholly within the 2nd Civil District of Davidson County, Tennessee, bounded in general by the Robert Taylor Pinkerton remainder and Kerry Greer on the north, an 8.45 acre tract on the west, Joe Holder, Sr., on the south, and Kerry Greer and Jesse Green, III, on the east, and lying off Pine Hill Road (an unrecorded public road which connects with Griffith Road), more particularly described as follows:

Beginning at an iron pin in the center of Pine Hill Road, said pin being a southeast corner of Kerry Greer (ref. Deed Book 6256, Page 968, R.O.D.C.); thence with the south line of Greer North 78° 54' 44" West, passing a witness iron pin at 50 feet; in all 615.06 feet to an iron pin, Greer's southwest corner; thence with Greer's west line North 28° 21' 37" East 85.00 feet to an iron pin in a fence, an interior corner of Greer and a southeast corner of Robert T. Pinkerton; thence leaving Greer and with a new line and the fence for the following 10 calls: North 86° 10' 36" West 165.31 feet to an iron pin at the base of a 12" hickory; North 80° 00' 32" West 70.44 feet to an iron pin at the base of a 10" hickory; North 82° 50' 11" West 145.17 feet to an iron pin at the base of a 4" maple; South 84° 32' 35" West 57.70 feet to an iron pin at the base of an 8" sassafras; South 71° 04' 02" West 57.82 feet to an iron pin at the base of a 10" sassafras; South 87° 40' 34" West 90.87 feet to an iron pin at the base of a 4" maple; North 77° 55' 16" West 120.31 feet to an iron pin at the base of a 10" red oak; North 69° 47' 27" West 79.71 feet to an iron pin at the base of a 4" sassafras; North 81° 47' 11" West 111.26 feet to an iron pin at the base of a 16" sassafras; North 71° 37' 39" West 162.32 feet to an iron pin at the base of a 6" sassafras; thence leaving Pinkerton and with the east line of an 8.45 acre tract, crossing a 50 foot easement road, South 28° 01' 17" West 233.30 feet to an iron pin in the north line of Joe Holder, Sr.; thence with the north line of said Holder South 68° 32' 26" East 982.33 feet to an iron pin; thence continuing with the north line of Holder South 72° 20' 55" East 213.29 feet to an iron pin; thence leaving Holder and with the west line of Jesse Green, III, (ref. Deed Book 6523, Page 938, R.O.D.C.) North 28° 21' 37" East 379.25 feet to an iron pin in the south margin of Pine Hill Road; thence with the north line of the said Green South 78° 54' 44" East 396.60 feet to an iron pin; thence North 27° 17' 40" East 52.07 feet to the point of beginning, containing 10.00 acres, more or less, according to a survey by Randolph L. Chapdelaine dated 7/3/87.

Together with a non-exclusive easement for ingress and egress to the above tract from Griffith Road over Pine Hill Road, an unrecorded public road.

Subject to a 50 foot wide easement for ingress and egress which runs generally along the northerly margin of the property described above, the centerline of which easement is more particularly described as follows: Beginning at an iron pin being the southeast corner of Kerry Greer (ref. Deed Book 6256, Page 968, R.O.D.C.) and the northeast corner of the tract conveyed herein, thence North 86° 09' 29" West 70.98 feet to a point; thence North 78° 03' 54" West 86.77 feet to a point; thence North 59° 18' 07" West 114.42 feet to a point; thence South 80° 07' 26" West 216.64 feet to a point; thence South 79° 38' 12" West 86.10 feet to a point; thence North 51° 09' 58" West 129.50 feet to a point; thence North 61° 54' 51" West 144.90 feet to a point; thence North 77° 14' 32" West 119.22 feet to a point; thence North 87° 20' 38" West 86.51 feet to a point; thence South 78° 28' 39" West 157.23 feet to a point; thence North 87° 56' 02" West 146.66 feet to a point; thence North 70° 50' 10" West 206.83 feet to a point; thence North 68° 57' 15" West 143.43 feet to a point in the west line of the property conveyed herein. Grantors retain the right to convey the use of the said easement to any and all persons.

This conveyance is subject to the following restrictions which are permanent and shall run with the land: 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.

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

RECEIVED OF _____

FOR _____

BOOK 7296 PAGE 177

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

45000.00- CONT.
126.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 135.50-
9707A07/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4561 8.

IDENTIFICATION REFERENCE

JUL 14 1 25 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 103882