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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000

Sandra M. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF June 1987

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 SANDRA M. COLE	SEND TAX BILLS TO MORTGAGEE NONE	MAP-PARCEL NUMBERS P/O
(NAME) 4518 Jackson Road	(NAME)	MAP 32
(STREET ADDRESS OR ROUTE NUMBER) White's Creek, Tn	(STREET ADDRESS) 37189	PARCEL 21
(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, ~~WE~~ G. MICHAEL BENNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA M. COLE

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. 2 on an unrecorded survey by R. L. Montoya, Surveyor Lic. No. 697, dated March 13, 1987, as follows: BEGINNING at an iron pin set 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 1; thence South 01 degrees 51' 31" East 748.32 feet along the common property line of this tract and Tract No. 1 to an iron pin set this survey on the centerline of a 40 foot ingress/egress easement, the southwest corner of Tract No. 1; thence following said centerline along a curve to the left having the following curve data: a delta of 28 degrees, 13 minutes 19 seconds, a radius of 140.00 feet, a tangent of 35.19 feet, and a length of 68.96 feet to a point, the beginning of a curve; thence following said centerline along a curve to the right having the following curve data: a delta of 30 degrees 00 minutes 00 seconds, a radius of 400.00 feet, a tangent of 107.18 feet, and a length of 209.44 feet to an iron pin set this survey, the southwest corner of this tract and being the southeast corner of Tract No. 3; thence, leaving said easement centerline along a new common to this tract and Tract No. 3, North 05 degrees 29' 21" West 709.43 feet to an iron pin set this survey in a fence line which is the south boundary of C. E. hardy, Jr. the northwest corner of this tract and the northeast corner of Tract No. 3; thence following said fence line North 85 degrees 50' 50" East 313.00 feet to 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 is not the principal residence of the Grantor.
THIS CONVEYANCE IS MADE SUBJECT TO THE 40 FOOT INGRESS/EGRESS EASEMENT AS SHOWN ON SAID SURVEY
THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS SET FORTH ON EXHIBIT A HEREOF.

unimproved ( ) property, known as _____
This is improved ( )
(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 3 day of June, 19 87

G. Michael Bennett

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named H. 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 3 day of June 19 89.

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

1. 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.

2. 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.

3. 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.

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

5. 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.

6. 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.

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

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

Sandra M. Cole

Michael G. Bennett

47635

IDENTIFICATION REFERENCE

Jul 21 11 28 AM '87

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7 6 3 5

IDENTIFICATION REFERENCE

JUL 21 11 25 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.106167