PROPERTY TAX INFORMATION:
OWNER: Robert L. & Joyce D. Russell
3503 McGavock Pike
Nashville, TN 37217
SEND TAX BILLS TO:
owner

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TAYLOR, Attorney
202 West Main Street
Murfreesboro, TN 37130

Map 124
Par 73.1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, JOHN W. VAUGHN (also known as John Vaughn) and wife, LINDA SUE VAUGHN, do hereby transfer and convey unto ROBERT L. RUSSELL, JR. and wife, JOYCE D. RUSSELL, their heirs and assigns, forever, a certain tract or parcel of real estate situated in the 4th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

BOOK 7309 PAGE 868

BEGINNING on a steel pin located in the North right of way line of Hobson Pike, said pin being located 2,055 feet in an easterly direction from the intersection of said right of way line with the center line of Granny Wright Pike. Thence North 03° 47' 20" W, 585.07 feet to a steel pin; thence South 83° 18' 40" E, 406.78 feet to a steel pin; thence South 03° 47' 20" E, 511.09 feet to a steel pin located in the North right of way line of Hobson Pike; thence South 86° 12' 40" W, 400.00 feet to the beginning containing 5.03 acres more or less, according to survey drawing titled John Vaughn Prop. S/D by Stones River Engineering, 111 Young Drive, Smyrna, Tennessee 37167, J. M. Widner, R.L.S. #792, dated June 5, 1987.

Being a portion of the same property conveyed to John W. Vaughn and wife, Linda Sue Vaughn by deed from Belinda City, Inc., a Tennessee corporation, of record in Book 5785, page 674 and also being the same property conveyed to John Vaughn by deed from William Scott Vaupel of record in Book 6377, page 270, both of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following restrictions: (a) a joint use easement for the purpose of constructing and maintaining water lines for this and other tracts from Belinda City, Inc. as described in Parcel I (also described as Tract 6) in Deed of record in Book 5785, page 674 and Book 6377, page 270, both of the Register's Office of Davidson County, Tennessee; (b) an easement for the flow of any creeks, branches, ponds or waterways of record in Book 5785, page 674 of said Register's Office; (c) a 25' X 25' X 25' permanent drainage easement of record in Book 5785, page 674 of said Register's Office; (d) any residence to be erected on the aforesaid property shall have a minimum of 1,700 square feet of heated living area; (e) no mobile homes to be used as a residence shall be erected or placed on these premises; (f) a 50' minimum building setback line; (g) no swine shall be permitted on these premises, nor any type of poultry whatsoever raised for

commercial purposes; (h) the aforedescribed property shall not be used as a dumping ground for rubbish or trash; (i) no objectionable, unlawful, or offensive trade shall be carried on upon said premises, nor shall the Grantees perform or allow to be performed any act which may become a nuisance or annoyance to the surrounding property owners; (j) no commercial establishment of any kind shall be permitted on these premises; (k) the premises shall be utilized for a single family residence only; (l) no trailers, basements, tents, shacks, garages, barns or any other outbuildings to be used as a residence shall be erected or placed on the aforesaid premises; and (m) there shall be no junk cars or junk yards placed on the premises.

TO HAVE AND TO HOLD the said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Grantees, their heirs and assigns, forever. BOOK 7309 PAGE 869

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered except for the 1987 Davidson County property taxes which are being prorated between the parties hereto with the Grantors paying to the Grantees their proportionate share and the Grantees assuming and agreeing to pay the same in full when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 24th day of July, 1987.

John W. Vaughn
JOHN W. VAUGHN

Linda Sue Vaughn
LINDA SUE VAUGHN

STATE OF TENNESSEE)
:
RUTHERFORD COUNTY)

On this 24th day of July, 1987, before me personally appeared JOHN W. VAUGHN and wife, LINDA SUE VAUGHN, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Witness my hand and seal, at office in Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $42,755.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this the 24th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 8/10/87

NOTARY PUBLIC RUTHERFORD CO.

BOOK 7309 PAGE 870

50495

IDENTIFT REFERENCE

JUL 29 1 48 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 _____

BOOK 7309 PAGE 871

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

4275[illegible].00- CAMT.
119.84 CSTAX
.50 PRFEE
9.00 [illegible]
CHECK 129.34-
5402A07/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50495

IDENTIFT REFERENCE

JUL 29 1 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109453