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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,960.00

William O. Simpkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 19 87.

Notary Public

MY COMMISSION EXPIRES: July 31, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lucien Dale, Attorney 162 Fourth Ave., No., P. O. Box 2868, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Anderson, Sr. and wife, Pamela R. Anderson (NAME)	SAME (NAME)	Map 68
4929 Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 014
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13D-46770

FOR AND IN 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, William O. Simpkins and wife, Doreene D. Simpkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William N. Anderson, Sr. and wife, Pamela R. Anderson

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 Civil District No. 2, pursuant to survey of William Marlin Keel, dated April 23, 1985, and described more particularly as follows:

BEGINNING at an iron pin in the southerly margin of Ashland City Highway (State Route 12), said pin being the northeast corner of the property conveyed to Oran S. Demonbreun and wife by deed from Margaret L. Taylor, of record in Book 2092, Page 140 of the Register's Office of Davidson County, Tennessee;

THENCE, with the southerly margin of said highway, along a curve to the left with a radius of 1,467.50 feet, a distance of 447.80 feet to an iron pin, said pin being the northwest corner of the property conveyed to Donnie W. Morris by deed from Debora D. Morris of record in Book 5950, Page 055, R.O.D.C.;

THENCE, leaving the margin of said highway, South 8 degrees 27' 40" East, 149.06 feet to an iron pin, said pin being in the northerly margin of the Nashville and Ashland City Railroad;

THENCE, with the northerly margin of said railroad, South 62 degrees 03' 50" West, 540.14 feet to an iron pin, said pin being the southeast corner of said Demonbreun's property;

THENCE, leaving the margin of said railroad, with Demonbreun's easterly line, North 1 degree 42' 44" East, 465.28 feet to the point of beginning, containing 3.12 acres, more or less. (SEE ATTACHED PAGE)

unimproved (X)
This is improved ( ) property, known as 4929 Hydes Ferry Pike, Nashville, Tennessee 37218.
(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 heirs 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 convey 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 our hand s this 14th day of September, 19 87

A lien is expressly retained by the Grantors to secure the payment of a $19,960.00 note.

William O. Simpkins Doreene D. Simpkins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lucien Dale, a Notary Public in and for said County and State, the within named William O. Simpkins and wife, Doreene D. Simpkins

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 19 87.

Commission expires July 23, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
William O. Simpkins and wife,
Doreene D. Simpkins

TO
William N. Anderson, Sr. and wife,
Pamela R. Anderson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BEING the same property conveyed to Mrs. Katherine V. Simpkins by deed from Margaret L. Taylor of record in Book 1640, Page 141 of the Register's Office of Davidson County, Tennessee; and the same property described in Affidavit of Heirship made by W. O. Simpkins and of record in Book 6567, Page 236, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to the following restrictions which shall run with the land for a period of twenty (20) years from the date of the deed and shall be binding on and enforceable by the owners, William N. Anderson, Sr. and wife, Pamela R. Anderson, for a period of twenty (20) years.

1. No basement or mobile home shall be used as a permanent residence; however, a residence may contain a basement as a part thereof.

2. No structure shall be built with an outer finish of concrete blocks, except as part of a foundation.

3. No swine or goats shall be permitted.

4. No regular commercial activity will be permitted.

5. No residence of less than 1,000 square feet (excluding basement and garage area) shall be permitted.

6. No automobiles or trucks shall be permitted, except those licensed an and operable condition.

6.48.07.
IDENTIFICATION REFERENCE
SEP 14 11 51 AM '87
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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

24960.00- CAMT.
70.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 79.50-
20080 09/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64807

IDENTIFICATION REFERENCE

SEP 14 11 51 AM '87

DAVIDSON COUNTY, TN

No. 15775