23

Address New Owner:	Send Tax Bills To:	Map/Parcel
Alfred Gene Henson etux	Same	Map 187
4805 JASON DR.		Par 2
ANTIOCH TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, LUTHER K. BUCHANAN and wife, KELCIE JOYCE BUCHANAN, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said ALFRED GENE HENSON and wife, SUSAN G. HENSON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract 8 of the remaining tracts of land in the L. K. Buchanan farm adjacent to but NOT part of Buchanan Acres of record in Book 6900, Page 413, Register's Office for Davidson County, Tennessee, and described as follows according to a survey by Robert J. Morris on September 12, 1987.

Beginning at a point in the northerly margin of Burkitt Road and being the southeast corner of Lot 3, Buchanan Acres, of record in Book 6900, Page 413, R.O.D.C., being the point of beginning; thence with the easterly line of said Lot 3, North 5 degrees 15' 33" East 581.00 feet to a point; thence with the northerly line of Lots 1, 2 & 3 of said Buchanan Acres, North 84 degrees 44' 27" West 461.94 feet to a point being the northwest corner of the said Lot 1, said point also being in the easterly line of the Helen F. Engles and Susan Engles property of record in Book 4634, Page 270, said Register's Office; thence with the Engles line, North 4 degrees 04' 50" East 1792.12 feet to a point, being the southwest corner of the William Phillip Adkisson property of record in Book 6472, Page 937, said Register's Office; thence with Adkisson's southerly line, South 82 degrees 43' 12" East 385.00 feet to a point, (being the northwest corner of Tract 8); thence leaving Adkisson's line South 5 degrees 06' 09" East 912.04 feet to a point; thence South 5 degrees 15' 33" West 1462.00 feet to a point in the northerly margin of Burkitt Road; thence with the northerly margin of Burkitt Road, North 84 degrees 44' 27" West, 50.00 feet to the point of beginning, containing 20.68 acres, more or less.

Being part of the same property conveyed to Luther K. Buchanan and wife, Kelcie Joyce Buchanan, by deed from Ann Lois Middleton, of record in Book 6764, Page 380, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to a 5 foot right-of-way dedication on front of subject property of record in Plat Book 6900, Page 413, said Register's Office; and to all applicable local government planning, building and zoning regulations.

The following restrictions are hereby made applicable to the herein described real property and shall be covenants running with the land:

1. No trailer, mobile home, modular homes, basement house, garage, barn or other buildings may be used as temporary or permanent living quarters.

2. No swine or commercial poultry may be kept on property.

3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

4. The right of enforcement of these restrictive covenants is vested in the owners of tracts numbers 8 through 12.

5. By the creation of the above restrictions there is no intention of imposing them on any other land owned by sellers.

6. Restrictions to run for a period of 25 years.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ALFRED GENE HENSON and wife, SUSAN G. HENSON, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

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

Whenever 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 hands on this 6 day of October, 1987.

Luther K. Buchanan
LUTHER K. BUCHANAN

Kelcie Joyce Buchanan
KELCIE JOYCE BUCHANAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $66,500.00.

x Alfred D. Henson
AFFIANT

Sworn to and subscribed before me this 6TH day of October, 1987.

David Coleman
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 5/13/89.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luther K. Buchanan and wife, Kelcie Joyce Buchanan, 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 Brentwood, Tennessee, this 16th day of October, 1987.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7525 0

IDENTIFICATION REFERENCE

OCT 19 1 55 PM '87

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 768

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

66500.00- CAMT.
186.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 195.70-
4184A10/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.2.5.0

IDENTIFICATION REFERENCE

OCT 19 1 55 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 27597