23

BOOK 7381 PAGE 779

Address New Owner:	Send Tax Bills To:	Map/Parcel
George G. Barnes etux	Same	Map 187
1605 Southwind Dr.		Par 2
Nashville TN 37217		

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 GEORGE G. BARNES and wife, JOYCE G. BARNES, 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 11 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, said point being located as measured from the southeast corner of Lot 7, Buchanan Acres, of record in Book 6900, Page 413, R.O.D.C., Tennessee as follows: Along the easterly margin of a 5' right of way dedication, South 19 degrees 34' 02" East 5 feet to a point in the northerly margin of Burkitt Road; thence with Burkitt Road in an easterly direction along a curve with a radius of 1407.39 feet for a distance of 147.14 feet to the point of beginning the southwest corner of within tract; thence leaving Burkitt Road, North 11 degrees 47' 47" West 700.39 feet to a point; thence North 79 degrees 03' 56" East 345.00 feet to a point; thence South 10 degrees 56' 04" East 613.05 feet to a point in the northerly margin of Burkitt Road; thence with Burkitt Road, South 64 degrees 26' 33" West 345.66 feet to the point of beginning and containing 5.12 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 ~~5 foot right-of-way dedication on the front of subject property as shown on plan of record in Book 6900, Page 413, said Register's Office, and~~ to all applicable local government planning, building and zoning regulations.

The Contract of Sale survives the closing to include the following:

(1) The herein described property is not approved for soil test; (2) The herein described property is being conveyed to Grantees herein whether or not the health department approves overflow; (3) Electric and telephone lines across this tract; and (4) Temporary easement for water line to serve the house on tract 10 from this tract for six (6) months.

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 GEORGE G. BARNES and wife, JOYCE G. BARNES, 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 29th day of September, 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 $32,000.00.

George G. Barnes
AFFIANT

Sworn to and subscribed before me this 29th day of September, 1987.

Notary Public
NOTARY PUBLIC

My commission expires: 9-11-88.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 7381 PAGE 781

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

75253

IDENTIFICATION REFERENCE

OCT 19 1 56 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 782

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			320000.00- CONT.	
			89.60 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	99.10-
4187A	10/19/87		BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 2 5 3

IDENTIFICATION REFERENCE

OCT 19 1 56 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 27600