BOOK 7381 PAGE 763

Address New Owner:	Send Tax Bills To:	Map/Parcel
T. H. Whitworth etux	Same	Map 187
181 BLAIR RD.		Par 2
LAVERGNE, TN 37086		

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 T. H. WHITWORTH and wife, SANDRA T. WHITWORTH, 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 12 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, Register's Office of Davidson County, 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 a point; thence with said road North 64 degrees 26' 33" East 345.66 feet to the point of beginning, the southwest corner of this tract;
thence leaving Burkitt Road, North 10 degres 56' 04" West 613.05 feet to a point; thence South 79 degrees 03' 56" West 181.50 feet to a point; thence North 10 degrees 56' 04" West 856.93 feet to a point; thence North 79 degrees 03' 56" East 231.50 feet to a point; thence South 10 degrees 56' 04" East 1456.93 feet to a point in the northerly margin of Burkitt Road; thence with Burkitt Road, South 64 degrees 26' 33" West 51.67 feet to the point of beginning, containing 5.25 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 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.

15.19.87 128.40

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 T. H. WHITWORTH and wife, SANDRA T. WHITWORTH, 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 9th 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 $35,500.00.

T. H. Whitworth
AFFIANT

Sworn to and subscribed before me this 14th day of October, 1987.

David Coleman
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE

My commission expires: 5/13/89.

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 9th day of October, 1987.

Carolyn Seigmore
NOTARY PUBLIC

My commission expires: 9-11-88.

NOTARY PUBLIC AT LARGE

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

75254

IDENTIFICATION REFERENCE

OCT 19 1 57 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 786

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
			35500.00- CAMT. 99.40 CSTAX .50 PRFEE 9.00 WDEED CHECK 109.90-	
4180A	10/19/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.2.5.4.

IDENTIFICATION REFERENCE

OCT 19 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27601