BOOK 7383 PAGE 959

Address New Owner:	Send Tax Bills To:	Map/Parcel
John N. Curtiss etux	Same	Map 187
241 HAYWOOD LANE		Par 2
NASHVILLE, TN 37211		

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 JOHN N. CURTISS and wife, PAULA B. CURTISS, 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 10 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 7, Buchanan Acres of record in Book 6900, Page 413, R.O.D.C., being the point of beginning; thence along the easterly line of said Lot 7, North 1 degree 10' 08" West 386.05 feet to a point; thence North 10 degrees 56' 04" West 345.00 feet to a point being the northeast corner of said Lot 7; thence South 79 degrees 03' 56" West 80.00 feet to a point; thence North 56 degrees 10' 04" West 580.00 feet to a point; thence North 26 degrees 34' 58" East 348.58 feet to a point; thence North 79 degrees 03' 56" East 100.00 feet to a point; thence South 10 degrees 56' 04" East 856.93 feet to a point; thence South 79 degrees 03' 56" West 163.50 feet to a point; thence South 11 degrees 47' 47" East 700.39 feet to a point in the northerly margin of Burkitt Road; thence with Burkitt Road in a westerly direction along a curve with a radius of 1407.39 feet for a distance of 147.14 feet; thence along the easterly margin of a 5' right of way dedication, North 19 degrees 34' 02" West 5.00 feet to the point of beginning.

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 Contract of Sale survives the closing to include temporary easement for water line to serve this tract from tract 11 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 JOHN N. CURTISS and wife, PAULA B. CURTISS, 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 $70,000.00.

John Curtiss
AFFIANT

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

David Coleman
NOTARY PUBLIC

My commission expires: 3/13/89.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 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

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7.59.20

IDENTIFICATION REFERENCE

OCT 21 2 45 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 _____

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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

70000.00- CAMT.
196.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 205.50-
4948A10/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:59:20

IDENTIFICATION REFERENCE

OCT 21 2 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28341