BOOK 7397 PAGE 810 FORM No. WD-1

filed

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 87

Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
AARON KARPPALA (NAME)	SAME (NAME)	PART OF
861 HERITAGE CR (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 32
MADISON, TN. 37115 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	PARCEL 21

FOR AND 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, G. MICHAEL BENNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AARON KARPPALA AND WIFE, LINDA KARPPALA

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 the 10th Civil District of Davidson County, Tennessee, described as Tract No. 5 on an unrecorded survey by R. L. Montoya, Surveyor Lic. No. 697, dated March 13, 1987, as follows:
Beginning at an existing iron pin on said survey, which is the southeast corner of the William J. Lock Property (Deed Book 5048, page 904) and the north boundary of the William D. Patton Property (Deed Book 6230, page 350), and the southwest corner of this tract; thence N 03° 10' 14" W, a distance of 291.42 feet to an iron pin set; thence N 75° 46' 23" E, a distance of 553.69 feet to a witness pin on the centerline of a 40-foot ingress/egress easement; thence N 75° 46' 23" E, a distance of 60-feet to a point in a pond; thence along a new line common to this Tract and Tract No. 3, S 49° 22' 47" E, a distance of 110.33 feet to a point; then following said new line along a curve to the right, having the following curve data: a delta of 94° 16' 26", a radius of 71.65 feet, a tangent of 77.20, a distance of 117.89 feet to an iron pin set on the centerline of the aforementioned 40-foot ingress/egress easement; thence S 55° 10' 15" W, a distance of 454.41 feet to an iron pin on the boundary of the W. C. Talley Property (Deed Book 2634, page 474), thence N 77° 45' 29" W, a distance of 110.00 feet to an existing iron pin; thence N 85° 19' 12" W, a distance of 211.75 feet to the point of beginning containing 5.07 acres, more or less.

Being a portion of the same property conveyed to G. Michael Bennett by deed of record in Book 6863, page 869, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS MADE SUBJECT TO THE 40 FOOT INGRESS/EGRESS EASEMENT AS SHOWN ON SAID SURVEY.
THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.
THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS SET FORTH ON EXHIBIT A HEREOF.

unimproved (XXX) property, known as 5.07 acres, Davidson County, Tennessee
This is improved ( ) (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 heir 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 covey 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 my hand this 5th day of November, 19 87

G. Michael Bennett

G. MICHAEL BENNETT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. MICHAEL BENNETT

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 5th day of November 19 87

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

CLERK & MASTER
CHANCERY COURT
DAVIDSON COUNTY
STATE OF TENNESSEE

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

EXHIBIT A

RESTRICTIVE CONVENANT
Restrictions

1. All houses to be of at least 1750 square feet of heated living area with at least 1500 square feet on the first floor. Brick or rock foundation only. Retainer walls must be constructed of the same material as the foundation. All houses to have two car garages.

2. Any building constructed within 200 feet of the house are to be of the same material as the house. Any building constructed within 200 feet of the side boundaries is to be of the same material as the house.

3. No trailers or mobile homes of any kind shall be kept on the property for any purpose. This restriction does not apply to travel trailers belonging to home owners. However, travel trailers are not to be lived in nor hooked up to electricity or water.

4. The owners of the individual lots shall share equally in the upkeep of the private drive. Being owners of Lots 1, 2, 3, 4, 5, 6, and 7, regardless of whether they bodily reside on the property or not. Any owner not paying their proportionate share is subject to having a lien placed against their property.

5. Swine will not be allowed and any other farm animals such as cattle or horses shall be fenced in. The owner of such animals shall bear full responsibility for any damage that these animals may cause.

6. Any fences shall be kept up in a neat appearance at all times. No fence may be erected closer than 25-feet from the center line of the road.

7. G. M. Bennett takes no responsibility for any accidents that may occur in regard to the pond or future upkeep to it. The pond is for all lot owners to use for watering purposes only. There will be no swimming permitted.

8. No cars will be allowed to be kept on property other than those with current tags. Any others shall be kept inside out of sight or will be hauled away at owners expense.

9. No trash piles or other debris to be left on property for any extended length of time.

Aaron Kappala Jr.

Linda Kappala

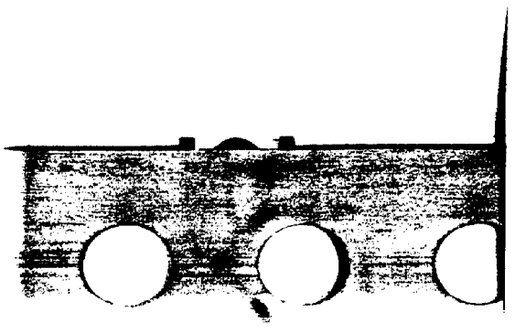
Michael Bennett

8048.2

IDENTIFI REFERENCE

NOV 6 10 31 AM '97

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

30000.00- CAMT.
84.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 93.50-
0213A11/06/87 BAL .00

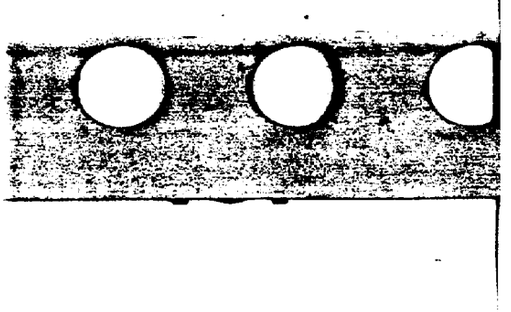
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 0 4 8 2

IDENTIFT REFERENCE

Nov 6 10 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 33475