BOOK 7407 PAGE 199

Map: 154

Parcel: 133

WARRANTY DEED

Address of New Owner(s)
Daniel M. Dore
406 Sugar Tree Lane
Franklin, Tennessee 37064

Send Tax Bills To:

Same

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Dominion Bank Building
315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $30,000.00.

Neal W. Carter
Affiant

Subscribed and sworn to before me this 17 day of November, 1987.

Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of Thirty Thousand Dollars and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter and wife, Ann R. Carter have bargained and sold, and by these presents do transfer and convey to Daniel M. Dore and wife, Linda M. Dore, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

A tract of land lying wholly in the 2nd Civil District of Davidson County, Tennessee, being Parcel 133 of Map 154, Assessor's Office, and being tract 2 of the Poplar Creek Highland Subdivision, of record in Book 6200, Page 627, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a monument in the easterly margin of Griffith Road, being the northwest corner of the Rachel Riner property of record in Deed Book 5017, Page 776, R.O.D.C.; thence with the easterly margin of Griffith Road and a curve to the left having the following characteristics: Delta = 23° 13' 37", Radius = 1,481.16 feet, arc = 600.44 feet, tangent = 304.40 feet, chord = north 27° 20' 59" west 596.34 feet to a monument; thence leaving Griffith Road and with the southeast line of tract 1 of the said subdivision, north 53° 16' 52" east 423.90 feet to an iron pin in the south margin of Poplar Creek Road; thence leaving tract 1 and with the south margin of Poplar Creek Road south 66° 38' 43" east 100.00 feet to an iron pin; thence leaving Poplar Creek Road and with the first the northerly and then the westerly lines of tract 3 of the said subdivision, south 53° 09' 22" west 98.29 feet to an iron pin in the center of Poplar Creek; thence south 31° 14' 26" east 382.80 feet to an iron pin in the northwest line of the Riner property referred to above; thence leaving tract 3 and with the northwest line of the Riner property for the following 3 calls, south 43° 45' 31" west 175.99

feet to an iron pin; thence south 39° 29' 47" east 119.68 feet to an iron pin; thence south 59° 16' 59" west, crossing a 20 foot ingress/egress easement at 29.01 feet, a total of 269.75 feet to the point of beginning, containing 5.01 acres, more or less, according to the plat described above.

Together with a non-exclusive easement for ingress and egress over a twenty foot right of way leading to Griffith Road. The said right of way is located along the east and south lines of the Helen M. Neal property of record in Book 7284, Page 858, Register's Office for Davidson County, Tennessee, and described in part in a Mutual Grant of Easement of record in Book 6829, Page 256, said Register's Office.

Subject to an easement for sewage disposal system and a field line access easement for tract 1 of the Poplar Creek Highland Subdivision, as shown on plat of record in Book 6200, page 627, Register's Office for Davidson County, Tennessee.

Also subject to a twenty foot ingress/egress easement serving said tract 1, as shown on the same plat.

Subject to the following restrictions which are permanent and shall run with the land: no house trailer of any kind shall be placed on the property. The property shall not be resubdivided. No commercial cutting of timber shall be permitted on the property. No building other than one single-family dwelling containing at least 1,700 square feet of living space (and appurtenant outbuildings) shall be constructed on the property.

Being part of the same property conveyed to Neal W. Carter by warranty deed from Wayne I. Hayes of record in Deed Book 6811, Page 351, Register's Office for Davidson County, Tennessee, and a part of the same property conveyed to Neal W. Carter and wife, Ann R. Carter, by warranty deed from Pam Sconyers Brown and husband, Lamar Hailey Brown, of record in Book 7400, Page 758, said Register's Office.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Daniel M. Dore and wife, Linda M. Dore, their heirs and assigns, forever.

Neal W. Carter and wife, Ann R. Carter, do represent to Daniel M. Dore and wife, Linda M. Dore, that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Neal W. Carter and wife, Ann R. Carter, do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to Daniel M. Dore and wife, Linda M. Dore, their heirs and assigns, against the lawful claims of all persons.

Witness this 17 day of November, 1987.

Neal W. Carter

Neal W. Carter

Ann R. Carter

Ann R. Carter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Neal W. Carter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of November, 1987.

JAMES D. JORDAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

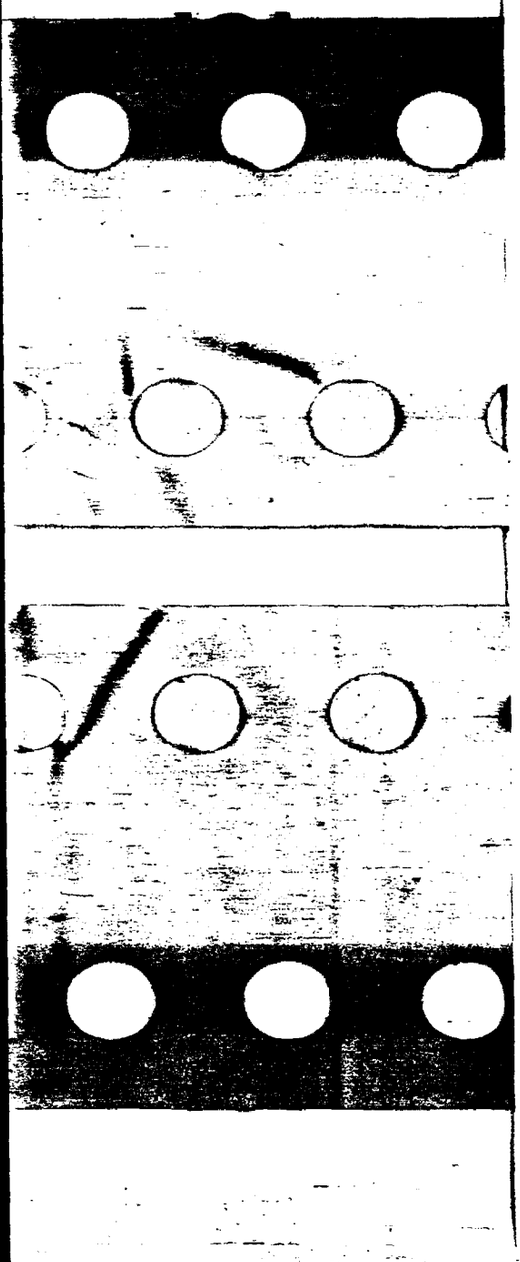
My Commission Expires: 7-9-89

IDENTIFICATION REFERENCE

NOV 13 11 16 AM '87

DAVIDSON COUNTY, TN

63965



## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7407 PAGE 202

| | | |
|---|---|---|
| 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 | WDEED |
| | | | CHECK | 93.50- |
| 4323A | 11/19/87 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:39:65

IDENTIFI REFERENCE

Nov 19 11 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37472