MAIL TO: JIM STEVENS REALTY
3937 GALLATIN RD. NASHVILLE, TENN.

BOOK 7408 PAGE 420
FORM NO. WD-1

~~MAIL TO:~~
Jim Stevens Realty & Auction Associates
3937 Gallatin Road
Nashville, Tennessee 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,750.00

J D Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF August, 1987.

Notary Public

MY COMMISSION EXPIRES: 5/15/1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 3937 Gallatin Rd., Nashville, Tn 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.D. Stevens, Trustee (NAME)	SAME (NAME)	Map 181
3937 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	p/o 59 & 66
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	

FOR AND IN 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, ~~XXX~~ I, Claude Swann, Trustee with full power to mortgage, sell, transfer or convey without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.D. Stevens, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary

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:

" SEE EXHIBIT A ATTACHED HERETO "

8 4 3 3 9

IDENTIFICATION REFERENCE

NOV 20 11 46 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED

Claude Swann, Trustee, is not trustee for himself.

This is unimproved (X) improved ( ) property, known as Pettus Road, Nashville, Tennessee
(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 heirs 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 convey 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 August, 1987

Claude Swann Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Amon Ringemann, a Notary Public in and for said County and State, the within named Claude Swann, Trustee

(or proved to me on the basis of satisfactory evidence)

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 Nashville, Tennessee, this 5th day of August 19 87

Commission expires 5/13/1990

Amon Ringemann
Notary Public

NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE
Davidson County

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

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Land in the 5th Civil District of Davidson County, Tennessee and shown as Tract No. 5 on an unrecorded survey of the Jacey A. Moore, Jr. lands, dated August 14, 1978, and prepared by John B. Rainey, Surveyor, Job No. 78-123, and described as follows:

Beginning at an iron pin set on the westerly margin of Pettus Road, said iron pin being North 33 deg. 28' 41" East 600.0 feet as measured northwardly along the westerly margin of said road from the northerly line of the Elmo Murray Potts property of record in Book 4037, page 359, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road North 77deg. 38' 22" West 933.20 feet to an iron pin; thence South 83 deg. 24' 43" West 1009.44 feet to an iron pin; thence South 3 deg. 59' 10" West 409.48 feet to an iron pin;thence North 86 deg 00' 49" West 1324.11 feet to an iron pin in a fence line, said iron pin being in the line of the J R. Culbertson property; thence with Culbertson's line and a fence North 4 deg. 42' 11" East 762.00 feet to an iron pin; thence leaving Culbertson's line South 86 deg. 00' 50" East 682.76 feet to an iron pin; thence South 89 deg. 55' 04" East 633.29 feet to an iron pin; thence South 3 deg. 59' 10" West 340.06 feet to an iron pin; thence North 83 deg. 24' 43" East 994.33 feet to an iron pin; thence South 77 deg. 38' 22" East 974.90 feet to an iron pin set on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33 deg. 28' 41" West 53.63 feet to the point of beginning, containing 25.74 acres, more or less.

Being the same property conveyed to Claude Swann, Trustee by deed from Jacey A. Moore, Jr., a single person, of record in Book 5359, page 345, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. No residence shall be constructed with less than 1200 square feet of living area, excluding garages and porches.

2. No block foundations left exposed.

3. All barns and related type buildings must be set back 200 feet or more from Pettus Road.

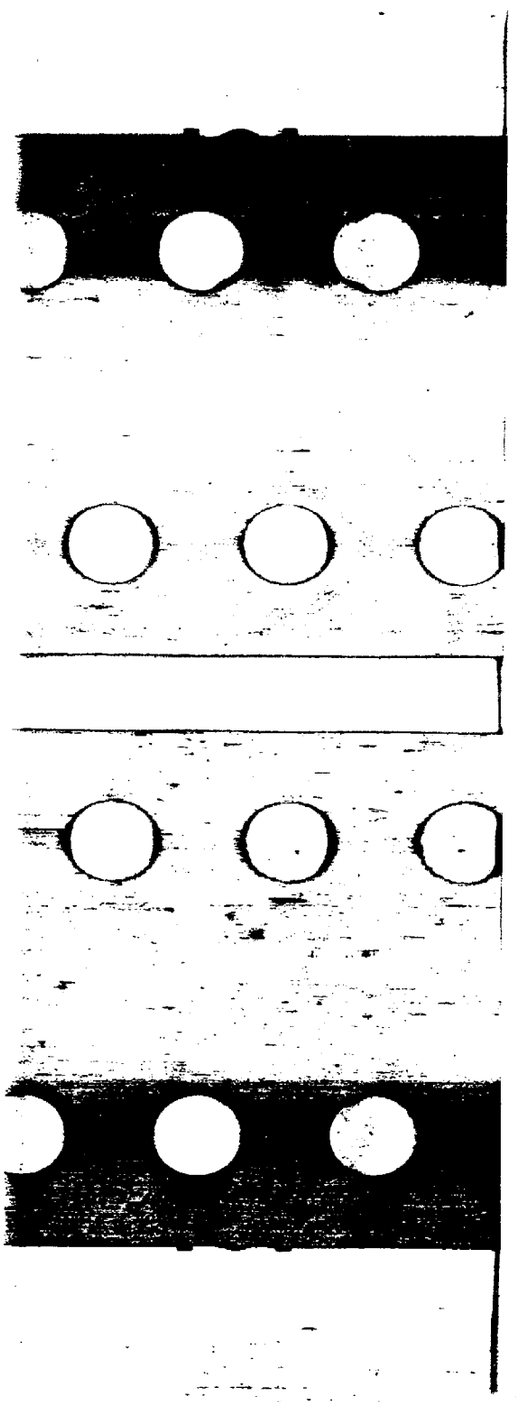
4. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.

5. No swine or commercial poultry may be kept on property.

6. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 12 of unrecorded Plat prepared by John B. Rainey, dated August 14, 1978, same being a plat of the northerly portion of the Jacey A. Moore, Jr., Property. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

By the creation of the above restrictions there is no intention of imposing them on any other land owned by Jacey A. Moore, Jr., whether adjoining said northerly portion of his property or located in the vicinity thereof, there being no general plan of development of all of his land, and he does expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the land owned by him which is not embraced within the above restrictions.



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

28750.00- CAMT.
80.36 CSTAX
.50 PRFEE
9.00 XDEED
CHECK 89.86-
4751A11/20/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:43:39

IDENTIFICATION NUMBER

Nov 20 11 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37891