WARRANTY DEED BOOK 7479 PAGE 16

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

Mail

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 15,500.00.

Gregory C. Greene
Affiant

SWORN to and subscribed before me on this the 26 day of February, 1988.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-12-89

MORTGAGEE:

Elinor B. Woodard
121 Nathan Forrest Dr.
Hendersonville, Tenn.
37075

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Gregory C. Greene	Mr./Mrs. Gregory C. Greene	11 Par 31 1s
316 Greer Rd.	Same	
Gallatin, Tenn. 37066		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **ROGER D. WOOD, Trustee,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **GREGORY C. GREENE and wife, SHARON D. GREENE,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND lying in the 10th Civil District of Davidson County, Tennessee and being designated as Tract No. 1 on the Survey of the Alma Binkley Spivey Heirs Property dated July 16, 1987, by William A. Cummings, Tennessee Registered Land Surveyor No. 1314.

BEGINNING at an iron pin in the easterly right-of-way of Greer Road, 25 feet from the centerline, said iron pin being located northerly from an iron pipe marking the Northwest corner of the property owned by W. G. Greer and wife, Lela M. Greer of record in Deed Book 6616, Page 479, in the Register's office of Davidson County, Tennessee North 17 deg. 57 min. 40 sec. West 122.96 feet, said iron pipe being located southerly approximately 0.8 mile from the intersection of Greer Road with Dividing Ridge Road thence leaving said point of beginning with said right-of-way of Greer Road North 19 deg. 37 min. 00 sec. West 77.47 feet to the beginning of a curve in said right-of-way concave to the West having a radius of 547.783 feet; thence with said curve an arc distance of 45.325 feet through a central angle of 04 deg. 44 min. and 27 sec. to an iron pin; thence severing the property of Alma Binkley Spivey Heirs of record in Book 1113, Page 174, said Register's Office as follows: North 61 deg. 05 min. 00 sec. East 583.43 feet to an iron pin; North 12 deg. 38 min. 40 sec. East 77.58 feet to an iron pin;

North 01 deg. 00 min. 00 sec. East 147.29 feet to an iron pin; South 89 deg. 00 min. 00 sec. East 438.18 feet to an iron pin; South 01 deg. 00 min. 00 sec. West 152.70 feet to an iron pin; South 58 deg. 12 min. 00 sec. West 510.07 feet to an iron pin; South 68 deg. 40 min. 40 sec. West 525.16 feet to the beginning, containing 5.00 acres.

BEING a portion of the property conveyed to OLIVER W. SPIVEY and wife, ALMA BINKLEY SPIVEY by County Clerk's Deed of record in Book 1113, Page 174, Register's Office for Davidson County, Tennessee. The said Oliver W. Spivey having predeceased the said Alma Binkley Spivey and the said Alma Binkley Spivey having since died and her will having been probated in the Probate Court for Davidson County, leaving said property to Roger D. Wood, Trustee, and said Will being of record in Will Book 157, Page 522, Register's Office for Davidson County, Tennessee.

The Grantor does further hereby convey to the Grantees a 20-foot utility easement adjoining Greer Road across the remaining property held by him as Trustee under the Alma B. Spivey Will until such time as the Metropolitan Government of Nashville and Davidson County, Tennessee extends a water line beyond this property.

The Grantor, for himself, his successors, his heirs, executors, administrators and assigns and the Grantees, for themselves, their successors, heirs, executors, administrators and assigns covenant and agree that the following restrictive covenants are to run with the land and shall be binding on all parties or persons claiming under them for a period of twenty years from the date of the execution of this instrument, to wit:

(1) No mobile homes shall be located on the land.

(2) The land to which said restrictive covenants apply and with which said restrictive covenants are to run, as set forth in the preceding paragraph, shall consist of both the land herein conveyed by the Grantor to the Grantees and all those lands presently held by the Grantor as Trustee under the Will of Alma B. Spivey, which will is of record in Will Book 157, Page 522, Probate Court Clerk's Office for Davidson County, Tennessee.

This is (improved/unimproved) property known as _____Greer Road, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 26th day of February, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roger D. Wood - Trustee

ROGER D. WOOD, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Roger D. Wood, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 26 day of February, 1988.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-12-89

MARY V. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

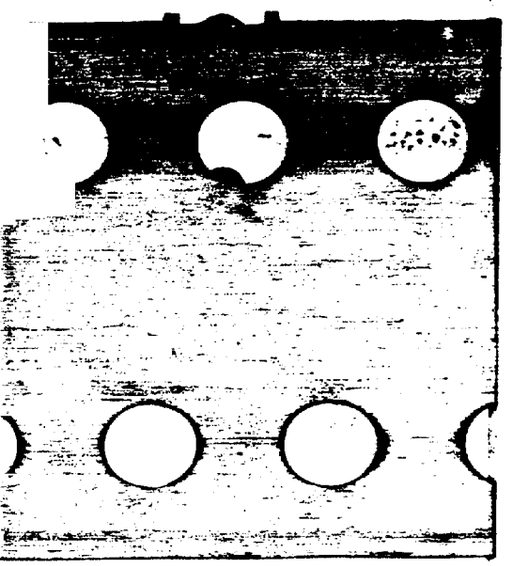
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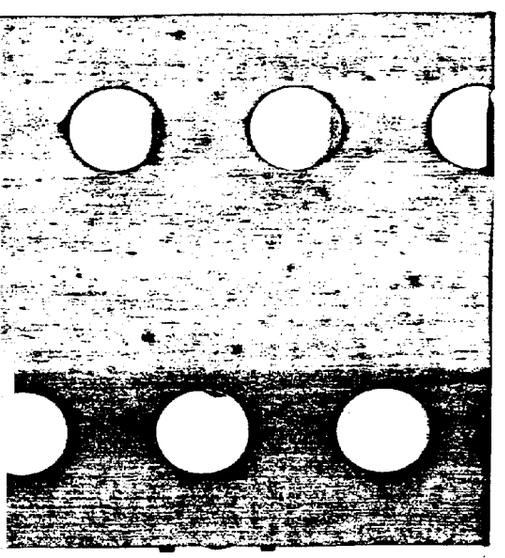
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IDENTIFICATION REFERENCE

FEB 29 11 16 AM '88

FELIX Z. HASKINS II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7479 PAGE 19

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

CAMT 18500.00
CON TX 51.80
PRFEE 0.50
WDEED 9.00
TOTAL 61.30
CHECK 61.30

02/29/88 01 11:18 0001 0856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.3.7.0.

IDENTIFT REFERENCE

FEB 29 11 16 AM '88

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

No. 65577