THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert V. Zoppel, et ux 4832 Brick Church Pike Goodlettsville, TN 37072	Same as New Owner	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARTY LANE WILLIAMS and wife, SHERRI WILLIAMS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said ROBERT V. ZOPPEL and wife, NINI K. ZOPPEL, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Located in Davidson County, Tennessee, being Tract No. 3 on the survey of the Marty Lane Williams, et ux, property by Charles B. Moseley, Jr., Registered Land Surveyor, No. 776, as Job No. 226-87, as follows:
>
> BEGINNING at an iron pin in the southerly line of the property conveyed to Robert V. Zoppel, et ux, by deed of record in Book 5698, page 148, Register's Office for Davidson County, Tennessee, said point being North 52° 20' 42" West 796.20 feet from the northwesterly margin of Brick Church Pike; thence, South 83° 55' 48" West 211.85 feet to an iron pin; thence, North 58° 30' 58" West 949.09 feet to an iron pin in the line of the property conveyed to Robert Wilburn, et ux, of record in Book 6281, page 230, said Register's Office; thence, with the line of Wilburn North 03° 18' 18" East 122.10 feet to an iron pin; thence, North 06° 10' 15" East 173.14 feet to an iron pin; thence, with the line of Zoppel South 52° 20' 42" East 1,256.00 feet to the point of beginning and containing 5.001 acres, more or less.
>
> BEING a part of the same property conveyed to Marty Lane Williams and wife, Sherri Williams, by deed from Joseph S. Simon and wife, Betty M. Simon, of record in Book 7273, page 571, Register's Office for Davidson County, Tennessee.

EASEMENT FOR INGRESS AND EGRESS AND FOR A WATER LINE:

GRANTORS further convey to the GRANTEES a non-exclusive, permanent, perpetual easement for ingress, egress and regress for a roadway and for the installation, maintenance, repair and

upkeep of a water line, 30 feet in width, described as follows, to-wit:

> BEGINNING at a point in the northwesterly margin of Brick Church Pike, said point being South 37° 15' 00" West 15 feet from the southerly corner of the property conveyed to Robert V. Zoppel, et ux, of record in Book 5698, page 148, Register's Office for Davidson County, Tennessee; thence North 55° 20' West 796.20 feet to a point; thence North 47° 00' West 115 feet to a point; thence North 57° 10' West 205 feet to a point; thence North 40° 30' West 80 feet to a point; thence North 70° 20' West 65 feet to a point; thence South 79° 10' West 140 feet to a point; thence South 55° 30' West 34.86 feet to a point.

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, the GRANTORS, do hereby 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 warrant that the same is unencumbered, except for:

> (1) 1988 taxes which are a lien but not yet due and payable, which have been prorated between the parties, and which will be paid, in full, by the GRANTORS, when due.
>
> (2) Subject to the terms and provisions of an Agreement for Restrictive Covenants and Roadway Agreement, recorded simultaneously herewith.

And we, the GRANTORS, do further covenant and bind ourselves, 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.

WITNESS our hands on this the 14th day of ~~September~~ October, 1988.

Marty Lane Williams
MARTY LANE WILLIAMS

Sherri Williams
SHERRI WILLIAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTY LANE WILLIAMS and wife, SHERRI WILLIAMS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of ~~September~~ October, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Robert Vincent Zoppi
Affiant

Sworn to and subscribed before me, this the 14th day of ~~September~~ October, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

1036 10/26 0101 03CHECK 75.50

7.9 7.9 6

IDENTIFICATION REFERENCE

OCT 26 10 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENVL.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7686 PAGE 920

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 20000.00
CON TX 66.00
PRFEE 0.50
WDEED 9.00
TOTAL 75.50
CHECK 75.50

10/26/88 01 11:01 0001 1036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9 7.9 6.

IDENTIFICATION REFERENCE

OCT 26 10 57 AM '88
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 147780