P.O. Box 1369
Madison, TN 37115

BOOK PAGE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell W. Bowers, etux	SAME AS NEW OWNERS	Map 12
(NAME:)	(NAME:)	Parcel 166
018 Dickerson Pk		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100----------

----------$10.00---------- *DOLLARS*

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

04934

IDENTIFICATION REFERENCE

Jan 30 11 24 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

RUSH

0372 01/30 0101 03CHECK 100.25

We, J. HAROLD SHANKLE and wife, BOBBIE SHANKLE

have bargained and sold, and by these presents do transfer and convey unto the said MITCHELL W. BOWERS and wife, TERESA C. BOWERS

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 3 on the Plan of Bakers Fork Estates of record in Plat Book 6900, page 761, R.O.D.C., Tennessee, more particularly described as follows:
BEGINNING at an existing iron pin located in the westerly right-of-way margin of Old Dickerson Pike and marking the corner common to Lot Number 2 and this Lot; thence with said westerly margin South 34 degrees 11 minutes 58 seconds East, 18.05 feet to an existing concrete monument; thence South 45 degrees 49 minutes 00 seconds East, 76.79 feet to an existing concrete monument; thence, South 45 degrees 50 minutes 32 seconds East, 55.00 feet to an existing iron pin; thence, leaving said westerly margin South 61 degrees 18 minutes 31 seconds West, 680.00 feet to an existing concrete monument; thence North 78 degrees 01 minutes 30 seconds West, 130.00 feet to an existing concrete monument; thence North 05 degrees 51 minutes 38 seconds West, 60.00 feet to an existing iron pin; thence North 60 degrees 59 minutes 48 seconds East, 714.77 feet to the point of beginning, containing 2.36 acres, more or less.

TOGETHER with a 20-foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4 of Bakers Fork Estates by instrument filed in Book 7683, page 959, said Register's Office, according to a survey by R. L. Montoya, Job No. 87-11-132, dated 8-3-88, as follows:
BEGINNING at an existing concrete monument located in the westerly rights-of-way of Old Dickerson Pike and the corner common to Harold R. Shankle property as defined in Deed Book 6882, page 188, R.O.D.C, Tennessee and Lot No. 1; thence, leaving said westerly margin along the line common to Shankle property and Lot No. 1, South 75 degrees 29 minutes 29 seconds West, 120 feet to a point; thence, North 14 degrees 30 minutes 31 seconds East, 20.00 feet to a point; thence North 75 degrees 29 minutes 29 seconds East, 112.84 feet to the westerly right of way margin of Old Dickerson

Continued on Reverse

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 27th day of January, 19 89

Affiant

My commission expires: 12-15-9?
(Affix Seal)

Notary Public

DESCRIPTION - CONTINUED

Pike; thence, with said westerly margin South 34 degrees 11 minutes 58 seconds East 21.24 feet to the point of beginning, containing 2328 square feet more or less.

Being part of the same property conveyed to J. Harold Shankle and wife, Bobbie Shankle by deed from Heirs at law of H. H. Leeman, deceased of record in Book 6882, page 148, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6882, page 161, said Register's Office, as follows, to-wit:

1. The property shall be used for residential purposes only.
2. Any dwelling house constructed upon the property shall contain a minimum of One Thousand Six Hundred (1,600) square feet of living area on the main floor, excluding garages, carports, breezeways and connected outbuildings.
3. All utility buildings, barns or other appurtenant structures constructed on the property shall be stained or painted.
4. No swine or poultry shall be permitted on the said property.
5. No junk vehicles or inoperable vehicles shall be permitted on the said property.
6. No mobile Home or trailer shall be permitted on the property hereinabove described.
7. No dirt, top-soil or sub-soil shall be removed from the said property.

Taxes for 1989 shall be paid in full when due by and Grantees herein without proration.

This is unimproved (xx) improved ( ) property, known as Old Dickerson Pike, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mitchell W. Bowers and wife, Teresa C. Bowers, their *heirs and assigns, forever.*

And we *do covenant with the said* Mitchell W. Bowers and wife, Teresa C. Bowers *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,* except that which appears of record.

And we, J. Harold Shankle and wife, Bobbie Shankle *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mitchell W. Bowers and wife, Teresa C. Bowers, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hand s *this* 27th *day of* January, *19* 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Harold Shankle

Bobbie Shankle Bobbie J. Shankle

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 J. Harold Shankle and wife, Bobbie Shankle

the bargainor...s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 27th day of January, 19 89.

, Notary Public.

Commission Expires 12-15-91.

PATRICK NITZNIK NOTARY PUBLIC AT LARGE STATE OF TEXAS

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

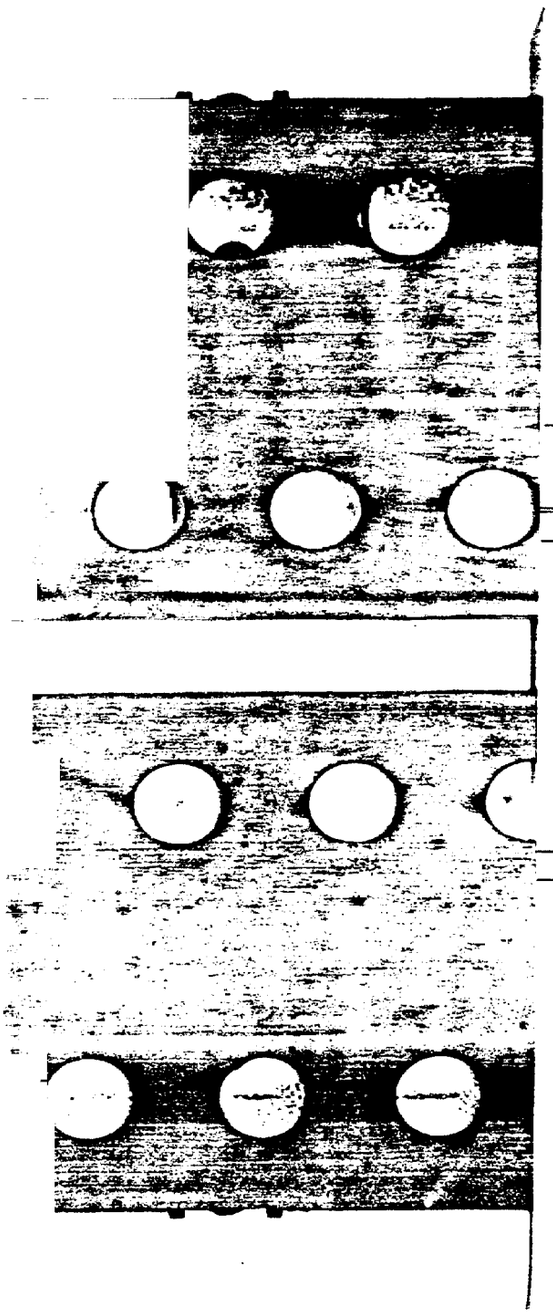
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.



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

RECEIVED OF _____

FOR _____

BOOK 7760 PAGE 732

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 27500.00
CON TX 90.75
PRFEE 0.50
MDEED 9.00
TOTAL 100.25
CHECK 100.25

01/30/89 01 11:16 0001 0372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04934

IDENTIFICATION REFERENCE

Jun 30 11 14 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176971