Mail

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

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Andrew A. Eagar, et ux. 5134 Lickton Pike Goodlettsville, TN 37072	Same	17 P/O Par 41 2nd

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, DENNIS H. PARKER and wife, MARY N. PARKER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said ANDREW D. EAGAR and wife, E. DIANE EAGAR, 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:

A certain tract of parcel of land in the Tenth Civil District of Davidson County, Tennessee, being Tract No. 3 of the subdivision of a 15.13 acre tract owned by Dennis H. Parker and wife, Mary N. Parker, described according to a survey dated April 7, 1989 by Joe M. Cummings, registered land surveyor, No. 1513 (Job No. 89-036(S)-011, as follows:

BEGINNING at an iron pin in the easterly line of the A. C. Berry Subdivision of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee, said point being North 4° 36' 20", East 914.58 feet from the northerly margin of Lickton Pike, with a line of the A. C. Berry Subdivision, which point in the northerly margin of Lickton Pike is 1,331.63 feet, more or less, West of the intersection of Freeman Hollow Road and Lickton Pike; thence, with the line of the A. C. Berry Subdivision, North 33° 50' 09", West 49.64 feet to an iron pin; thence, with a line of Lakewood Farm "A Condominium" of record in Plat Book 4360, page 102, Register's Office for Davidson County, Tennessee, North 32° 58' 41", West 162.07 feet to an iron pin; thence, continuing with the line of Lakewood Farm, North 37° 05' 04", West 207.42 feet to an iron pin in the line of the property conveyed to Jerry A. Wright by deed of record in Deed Book 6974, page 116, said Register's Office; thence, with a line of Wright South 85° 42' 52", East 715.96 feet to an iron pin in the line of Marvin E. Tait; thence, with the line of Tait, South 12° 47' 05", East 402.20 feet to an iron pin; thence, North 79° 36' 30", West 571.40 feet to the point of beginning and containing 5.05 acres, more or less.

BEING a part of the same property conveyed to DENNIS H. PARKER and wife, MARY N. PARKER by deeds of record in Book 4482, page 794 and Book 3701, page 333, Register's Office for Davidson County, Tennessee.

GRANTORS further conveys to the GRANTEES an easement for ingress and egress and for utilities, more specifically and particularly described as follows, to wit:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, a corner to the A. C. Berry Subdivision, of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee; thence, with a line of the A. C. Berry Subdivision, North 4° 36' 20", East 301.44 feet to a point; thence, North 36° 06' 03", East 492.60 feet to a point; thence, North 13° 33' 22", West 181.84 feet to a point in the southerly margin of the subdivision of the Dennis H. Parker and Mary N. Parker property; thence, South 79° 36' 30", East 54.71 feet to a point; thence, South 13° 33' 22", East 182.77 feet to a point; thence, South 36° 06' 03", West 230.00 feet to an iron pin; thence, South 36° 06' 03", West 271.63 feet to an iron pin; thence, South 4° 36' 20", West 300.00 feet to an iron pin in the northerly margin of Lickton Pike; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12° 34' 56", a radius of 1,457.40 feet a tangent of 160.67 feet and a length of 51.58 feet to the point of beginning, said easement being 50 plus feet in width.

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 DENNIS H. PARKER and wife MARY N. PARKER, the GRANTORS, do covenant with the said GRANTEES, that they 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 as follows:

(1) 1989 taxes which are lien, but not yet due and payable, which have been prorated between the parties and which will be paid by the Escrow Agent, when due.

(2) Subject to an agreement for easements and water line relocation, recorded simultaneously herewith.

The following Restrictive Covenants shall apply to the property hereinabove described, shall be covenants running with the land, and shall apply to the GRANTEES, their heirs, personal representatives and assigns:

1. All residential homes must contain a minimum of 1500 square feet on the main floor, excluding garages, carports and breezeways.

2. No mobile homes or modular homes shall be permitted on the property, temporarily or permanently.

And DENNIS H. PARKER and wife, MARY N. PARKER, the GRANTORS, do further covenant and bind themselves, 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 2nd day of June, 1989.

Dennis H. Parker
DENNIS H. PARKER

Mary N. Parker
MARY N. PARKER

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 Dennis H. Parker and wife, Mary N. Parker, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 2nd day of June, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $91,500.00.

Andrew D. Logan
Affiant

Sworn to and subscribed before me, this the 2nd day of June, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990

39041

IDENTIFICATION

Jun 6 3 12 PM '89

ELLIE L WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 7858 Page 637-A

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 91500.00
CON TX 301.95
~~DEED~~ 0.50
~~WDEED~~ 9.00
TOTAL 311.45
CHECK 311.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/89 01 15:13 0001 2444

39041

IDENTIFT REFERENCE

Jun 6 3 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216803