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.
Roger D. Ferguson, et ux 2824 Morgan Road Joelton, TN 37080	Same as New Owner	Map 17 Parcel 11

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, F. DAVID GALBREATH, HARRIET G. MORELAND, DOLORES G. STRASSER and ANNIE LEE FUQUA GALBREATH a/k/a ANNIE LEE TAYLOR, heirs at law of John Frank Galbreath, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto ROGER D. FERGUSON and wife, CAROL J. FERGUSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, two tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain tracts or parcels of land in the 10th Civil District of Davidson County, Tennessee, described as Tracts 1 and 2 on a survey dated October 9, 1989, by Ray G. Cole, Registered Land Surveyor, No. 924 (Job number 89-131), as follows:

TRACT 1:
BEGINNING at an iron pin in the Easterly margin of Greer Road, a corner to the property conveyed to Roger D. Ferguson of record in Book 7500, page 14, Register's Office for Davidson County, Tennessee; thence, in a Northwesterly direction with said margin of said road, on a curve having a delta angle of 08 deg. 30 min. 03 sec. a radius of 727.45 feet and a tangent of 54.06 feet for a distance of 107.93 feet to an iron pin; thence, North 41 deg. 05 min. 24 sec. West 47.07 feet to an iron pin, a corner to Tract 2; thence, leaving said road North 58 deg. 36 min. 06 sec. East 400.21 feet to an iron pin; thence, North 72 deg. 01 min. 09 sec. East 1,268.29 feet to an iron pin in the line of Tract 6; thence, with the line of Tract 6, South 29 deg. 49 min. 13 sec. East 150.00 feet to an iron pin in the line of Ferguson; thence, with the line of Ferguson South 68 deg. 49 min. 12 sec. West 1,637.58 feet to the point of beginning and containing 6.95 acres, more or less.

TRACT 2:
BEGINNING at an iron pin in the Easterly margin of Greer Road, a corner to Tract 1 (said point being South 41 deg. 05 min. 24 sec. East 47.07 feet to an iron pin; thence, in a Southeasterly direction on a curve having a delta angle of 08 deg. 30 min. 03 sec. a radius of 727.45 feet and a tangent of 54.06 feet for a distance of 107.93 feet to an iron pin marking the common corner of Tract 1 and the property conveyed to Roger D. Ferguson by deed of record in Book 7500, page 14, Register's Office for Davidson County, Tennessee); thence, with said margin of said road North 41 deg. 05 min. 24 sec. West 14.18 feet to an iron pin; thence, in a Northwesterly direction on a curve having a delta angle of 09 deg. 10 min. 40 sec., a radius of 474.31 feet and a tangent of 38.07 feet for a distance of 75.97 feet to an iron pin; thence, North 31 deg. 54 min. 41 sec. West 64.84 feet to an iron pin in the line of Tract 3; thence, with the line of Tract 3 North 54 deg. 58 min. 51 sec. East 401.45 feet to an iron pin; thence, North 73 deg. 10 min. 14 sec. East 1,288.52 feet to an iron pin in the line

of Tract 6; thence, with the line of Tract 6 South 29 deg. 49 min. 13 sec. East 150.00 feet to an iron pin in the line of Tract 1; thence, with the line of Tract 1 South 72 deg. 01 min. 09 sec. West 1,268.29 feet to an iron pin; thence, South 58 deg. 36 min. 06 sec. West 400.21 feet to the point of beginning and containing 6.22 acres, more or less.

BEING a part of the same property conveyed to John Frank Galbreath by deed from J. L. Galbreath, of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee, which includes the lands conveyed to Dolores G. Strasser, Harriet C. Moreland and F. David Galbreath, by deeds of record in Book 5240, page 114, Book 5240, page 105, and Book 5240, page 110, Register's Office for Davidson County, Tennessee, and John Frank Galbreath died intestate on September 18, 1968, a citizen and resident of Davidson County, Tennessee, survived by his wife, Annie Lee Fuqua Galbreath, now Annie Lee Taylor, and F. David Galbreath, Dolores G. Strasser and Harriet G. Moreland, the only children born to or adopted by John Frank Galbreath, during his lifetime. The property is now vested in Annie Lee Fuqua Galbreath, a/k/a Annie Lee Taylor, F. David Galbreath, Dolores G. Strasser and Harriet G. Moreland, as tenants in common.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTIES HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF THIRTY (30) YEARS FROM DATE:

1. No mobile homes shall be permitted on the said property, temporarily or permanently, for any purpose.

2. Modular homes will be permitted on the said property, provided such modular home or homes are attached to a permanent foundation.

3. The foregoing restrictive covenants may be enforced by the GRANTORS, or any one of them, or by the owners of any of the tracts, 1 through 6, of the subdivision of that property known as the John Frank Galbreath property, as set forth in the deed of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee, deeds to the individual tracts being recorded simultaneously herewith.

4. The foregoing restrictions may be enforced by injunction and/or damages in the Chancery or Circuit Courts for Davidson County, Tennessee.

5. If the foregoing restrictions are violated, the violating party agrees to pay to the enforcing party all of the enforcing party's attorney's fees, court costs and other legal expenses usual or incidental to the enforcement of these restrictions.

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 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 as set forth above.

And we, the GRANTORS, 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.

FRANCES B. GALBREATH, wife of F. DAVID GALBREATH, FRED STRASSER, husband of DOLORES G. STRASSER, ROBERT MORELAND, husband of HARRIET G. MORELAND and

CHARLES TAYLOR, husband of ANNIE LEE TAYLOR, all join in this conveyance to convey any and all right, title or interest which they may have in the said property, but not further or otherwise.

F. DAVID GALBREATH executes this deed for and on behalf of FRANCES B. GALBREATH, HARRIET G. MORELAND, ROBERT MORELAND, DOLORES G. STRASSER, FRED STRASSER, ANNIE LEE FUQUA GALBREATH a/k/a ANNIE LEE TAYLOR and CHARLES H. TAYLOR, under Powers of Attorney recorded simultaneously herewith.

WITNESS our hands on this the 18th day of December, 1989.

F. David Galbreath
F. DAVID GALBREATH

Frances B. Galbreath
FRANCES B. GALBREATH,
by F. David Galbreath,
Attorney-In-Fact

Harriet G. Moreland
HARRIET G. MORELAND,
by F. David Galbreath,
Attorney-In-Fact

Robert Moreland
ROBERT MORELAND,
by F. David Galbreath,
Attorney-In-Fact

Dolores G. Strasser
DOLORES G. STRASSER,
by F. David Galbreath,
Attorney-In-Fact

Fred Strasser
FRED STRASSER,
by F. David Galbreath,
Attorney-In-Fact

Annie Lee Fuqua Galbreath
ANNIE LEE FUQUA GALBREATH,
a/k/a ANNIE LEE TAYLOR
by F. David Galbreath,
Attorney-In-Fact

Charles H. Taylor
CHARLES H. TAYLOR,
by F. David Galbreath,
Attorney-In-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. DAVID GALBREATH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of December, 1989.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC LARGE STATE OF TENNESSEE

My Commission Expires: 12/31/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 18th day of December, 1989, before me, personally appeared F. DAVID GALBREATH, to me known to be the person who executed the foregoing instrument in behalf of FRANCES B. GALBREATH, HARRIET G. MORELAND, ROBERT MORELAND, DOLORES G. STRASSER, FRED STRASSER, ANNIE LEE FUQUA GALBREATH a/k/a ANNIE LEE TAYLOR and CHARLES H. TAYLOR, and acknowledged that he executed the same as the free act and deed of the said FRANCES B. GALBREATH, HARRIET G. MORELAND, ROBERT MORELAND, DOLORES G. STRASSER, FRED STRASSER, ANNIE LEE FUQUA GALBREATH a/k/a ANNIE LEE TAYLOR and CHARLES H. TAYLOR.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

Roger Ferguson
Affiant

Sworn to and subscribed before me, this the 18th day of December, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

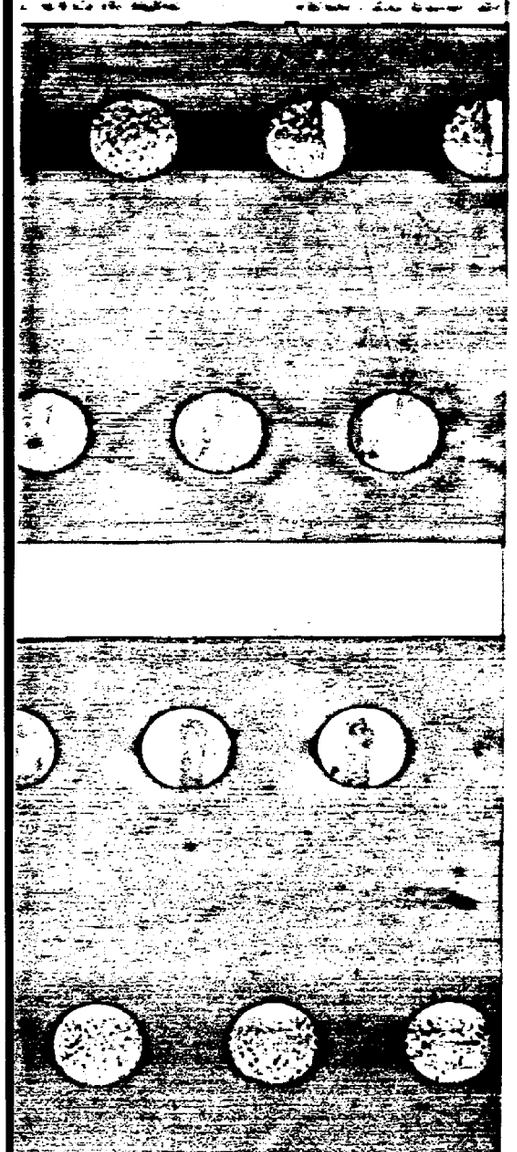
6238 12/20 0101 03CHECK 108.70

IDENTIFICATION REFERENCE

9.0 5 0 1.

Dec 20 10 52 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8008 PAGE 314

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	29000.00
CON TX	95.70
PRFEE	1.00
WDEED	12.00
TOTAL	108.70
CHECK	108.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/20/89 01 10:53 0001 6238

9.0501.

IDENTIFICATION REFERENCE

DEC 20 10 52 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277381