BOOK 8071 PAGE 479

Map: 154

Parcel: 109

WARRANTY DEED

Address of New Owner(s)

John R. and Terri L. Ashford
304 Country Court
Antioch, TN 37013

Send Tax Bills To:

SAME

5170 03/23 0101 03CHECK 191.50

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $55,000.

Affiant

Subscribed and sworn to before me this 21st day of March, 1990.

Notary Public

My Commission Expires 7-24-1993

13140

IDENTIF. REFERENCE

Mar 23 11 19 AM '90

DAVIDSON COUNTY TN.

For and in Consideration of the sum of fifty-five thousand dollars and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Neal W. Carter (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to John R. Ashford and wife, Terri L. Ashford, their heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

SEE ATTACHED PROPERTY DESCRIPTION

Being part of the same property conveyed to Grantor by warranty deed from Nicholas B. DePalma and wife, Susanna K. DePalma, of record in Deed Book 8063, Page 381, Register's Office for Davidson County, Tennessee.

Together with non-exclusive permanent easement or right-of-way which shall run with the property over Pine Hill Road from Griffith Road to the land conveyed.

Further the Grantor reserves to himself, his heirs, executors, administrators, personal representatives, assigns, successors and permittees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway, widened to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land.

There shall be no temporary buildings or house trailers placed on this property. No buildings shall be placed on the property except one single-family residence with a minimum of 1,700 square feet of living space and appurtenant outbuildings. The tract conveyed herein shall not

be subdivided. Neither Grantees nor their successors or assigns shall carry on or permit to be carried on any commercial cutting of timber on the Property. No residence or building shall be built within a distance of 150 feet of either the roadway or any property line

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 21st day of March, 1990.

Neal W. Carter

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Neal W. Carter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 1990.

NOTARY PUBLIC

My Commission Expires 7-24-1993

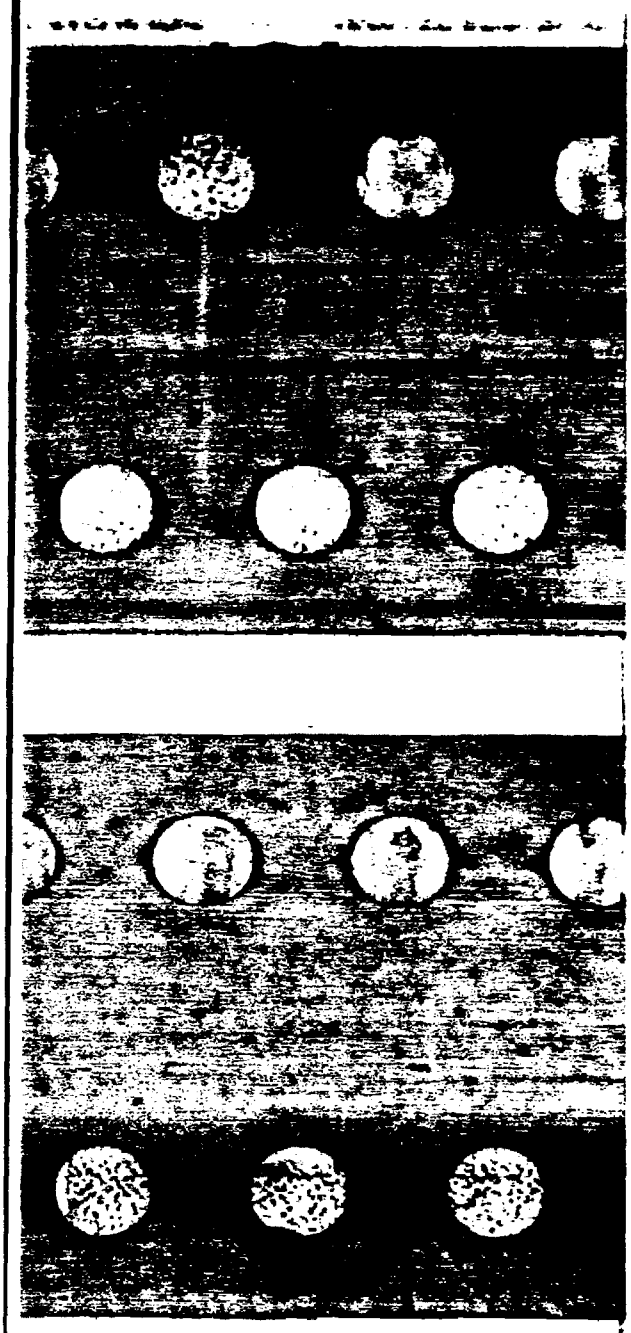
PROPERTY DESCRIPTION

Being a tract of land shown on Property Map 154, Assessor's Office, bounded by Daniel Hoehn, Jessie Green IIIrd, and Neal Carter on the South; Kerry Greer on the West; R. T. Pinkerton and Charles Sturdivant on the North; and Charles Sturdivant on the East, and lying on both sides of Pine Hill Road, more particularly described as follows:

Beginning at a spike in the center of a 50 foot easement road called Pine Hill Road, the Northwest corner of Wade Thornton (Ref. Deed Book 6437, Page 51, R.O.D.C.) and being the Southeast corner of Charles Sturdivant (Ref. Deed Book 5819, Page 654, R.O.D.C.); thence leaving the paved road and with an old dirt road South 23 deg. 32 min. 56 sec. W 100.56 feet to an iron pin; thence South 19 deg. 06 min. 50 sec. West 55.52 feet to an iron pin; thence South 36 deg. 29 min. 18 sec. West 24.40 feet to an iron pin; thence with 8 new lines, South 71 deg. 10 min. 13 sec. West 186.92 feet to an iron pin; North 43 deg. 48 min. 20 sec. West 111.73 feet to an iron pin; North 80 deg. 22 min. 11 sec. West 10.75 feet to a spike in the center of the paved Pine Hill Road; thence with the center of said road South 84 deg. 52 min. 41 sec. West 52.02 feet to a point; thence with a curve to the left having the following characteristics:

delta = 21 deg. 24 min. 44 sec.; radius = 230.14 feet; arc = 86.00 feet; tangent = 43.51 feet; chord = South 74 deg. 10 min. 20 sec. West 85.50 feet to a spike; thence leaving the paved road South 80 deg. 22 min. 11 sec. East, passing an iron pin at 30.00 feet, in all 121.74 feet to an iron pin at the base of a 15 inch Hickory; South 43 deg. 48 min. 20 sec. East 84.97 feet to an iron pin; South 20 deg. 40 min. 24 sec. East 163.94 feet to an iron pin in Daniel Hoehn's North line (ref. Deed Book 7467, Page 532, R.O.D.C); thence with Hoehn's north line North 88 deg. 15 min. 27 sec. West, passing an iron pin at 411.06 feet, in all 441.06 feet to a spike in the before-mentioned Pine Hill Road; thence with the center of said road North 84 deg. 55 min. 29 sec. West 72.48 feet to a point; thence North 75 deg. 06 min. 33 sec. West 61.24 feet to a point; thence North 64 deg. 24 min. 46 sec. West 121.73 feet to a spike, the Northwest corner of Daniel Hoehn, and the Northeast corner of Jessie Green IIIrd (ref. Deed Book 6523, Page 938, R.O.D.C.); thence continuing with said road and with Green's North line North 72 deg. 18 min. 38 sec. West 49.63 feet to a point; thence South 88 deg. 19 min. 16 sec. West 74.43 feet to a spike, the Southeast corner of Kerry Greer (ref. Deed Book 6256, Page 968, R.O.D.C.); thence leaving said road and with Greer's East line North 16 deg. 04 min. 51 sec. East, passing one iron pin at 25.00 feet, and another at 50.00 feet, in all 513.21 feet to an existing iron pin in an ancient fence in R.T. Pinkerton's South line (ref. Deed Book 2033, Page 174, R.O.D.C.); thence following with the fence and Pinkerton's South line South 73 deg. 47 min. 37 sec. East 85.18 feet to an iron pin at a 4 inch Maple; thence South 69 deg. 37 min. 06 sec. East 157.32 feet to an iron pin at a 15 inch Maple; thence South 70 deg. 30 min. 25 sec. East 137.39 feet to an iron pin set at a former corner post; thence with Pinkerton's East line and following generally with the fence North 16 deg. 03 min. 48 sec. East 249.99 feet to an iron pin near the fence, Charles Sturdivant's Southeast corner (ref. Deed Book 6758, Page 448, R.O.D.C.); thence with Sturdivant's South line South 72 deg. 31 min. 22 sec. East 200.06 feet to an iron pin in the West line of another Charles Sturdivant tract (ref. Deed Book 5819, Page 654, R.O.D.C.); thence South with Sturdivant's line South 16 deg. 04 min. 51 sec. West 150.00 feet to an existing iron pin; thence East with Sturdivant South 72 deg. 31 min. 22 sec. East, passing an existing iron pin at 284.86 feet, and a set iron pin at 309.86 feet, in all 334.86 feet to the point of beginning, containing 10.01 acres, more or less, and being part of Deed Book 8063, Page 381, Register's Office, according to a survey by Randolph L. Chapdelaine dated 3/21/90.

The above-described tract is subject to a water line easement.



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

RECEIVED OF _____

FOR _____

BOOK 8071 PAGE 482

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	55000.00
CON TX	181.50
PRFEE	1.00
WDEED	9.00
TOTAL	191.50
CHECK	191.50

03/23/90 01 11:17 0001 5170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 4 0

IDENTIF. REFERENCE

MAR 23 11 19 AM '90

DAVIDSON COUNTY TN.

No. 303599