WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ernie Midgett and spouse Ricki Midgett 3005 Old Hydes Ferry Rd Nashville, TN. 37218	Same	P/O Map 21 Parcels 213 and 214

8393 06/07 0101 03CHECK 136.06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever ~~is~~ greater, for this transfer is $38,250.00.

Affiant

Subscribed and sworn to before me this 7th day of June 1990.

Notary Public

My Commission Expires:
3/24/94

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HARRY M. GIENGER, MARY GIENGER EVANS, LOUISE GIENGER RAY, and AUDREY GIENGER MORROW, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto ERNIE MIDGETT and spouse, RICKI MIDGETT, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee and described as Tract 2, according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated April 5, 1990 as follows:

BEGINNING at an iron pin set in the southerly margin of Rawlings Road, the most northeast corner of this tract, and being located along the margin of said Road, S. 82 deg. 49 min. 32 sec. W. 251.65 feet from an iron pin set in the margin of said Road, corner to Edwin T. Gienger; thence, from said beginning point and leaving said Road, S. 07 deg. 03 min. 58 sec. W. 1347.30 feet to an iron pin set in the line of Joseph W. Rawlings Property of record in Deed Book 4276, Page 496, Register's Office, Davidson County, Tennessee; thence, with the line of said Rawlings, N. 85 deg. 44 min. 49 sec. W. 205.85 feet to an iron pin set in the line of said Rawlings, and being the most southeast corner of Tract 3 of this survey; thence, with the line of said Tract 3, N. 05 deg. 26 min. 36 sec. E. 1296.42 feet to an iron pin set in the margin of said Road; thence, with the margin of said Rawlings Road, N. 82 deg. 49 min. 32 sec. E. 250.00 feet to the beginning, containing 6.81 acres more or less.

Being the same property conveyed to Harry M. Gienger, Mary Gienger Evans, Louise Gienger Ray, and Audrey

Gienger Morrow by deed from Edwin Gienger and wife, Lola W. Gienger of record in Book 4253, page 980 and from Mollie A. Gienger of record in Book 7068, page 595, Register's Office for Davidson County, Tennessee.

Subject to the following:

1. All residences shall contain a minimum of 1400 square fee on one level or 2000 square fee for two-story living area excluding garage and carport.

2. No swine will be allowed at any time.

3. No commercial enterprises of any kind.

4. Only one dwelling will be allowed on any tract.

5. No unsightly accumulation of rubbish or junk cars at any time.

6. No temporary or unfinished structures to be lived in at any time.

7. Barns and detached garages must be constructed of a good weather-proof material so as not to be an eye-sore and must be behind residence.

8. All residences shall be set back 100 feet from existing road right-of-way and be at least 20 feet from side lines.

9. No mobile homes allowed at any time.

10. These restrictions shall run with the land for a period of 20 years from April 28, 1990 and shall be binding on and enforceable by the owners and subsequent owners of these tracts, their heirs and assigns during the 20-year period.

Subject also to a small cemetery located approximately 150 feet south of Rawlings Road; and subject to a water line easement of record in Book 4253, page 980, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Tract 2, Rawlings Road, Joelton, Tennessee

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of June, 1990.

Harry M. Gienger
Harry M. Gienger

Mary Gienger Evans
Mary Gienger Evans

Louise G. Ray
Louise Gienger Ray

Audrey G. Morrow
Audrey Gienger Morrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of June, 1990, before me personally appeared HARRY M. GIENGER, MARY GIENGER EVANS, LOUISE GIENGER and AUDREY GIENGER MORROW, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville TN, this 6th day of June 1990.

Teresa A. Smith
Notary Public

My Commission Expires:
3/26/94

HMB/ts/14'506.137

3.2 1.9 4

IDENTIFICATION REFERENCE

JUN 7 3 48 PM '90

DAVIDSON COUNTY, TN

RUSH

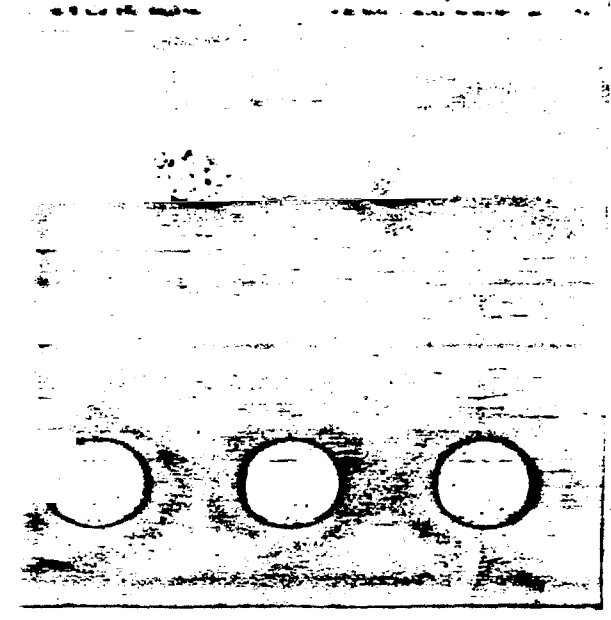
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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8126 PAGE 417

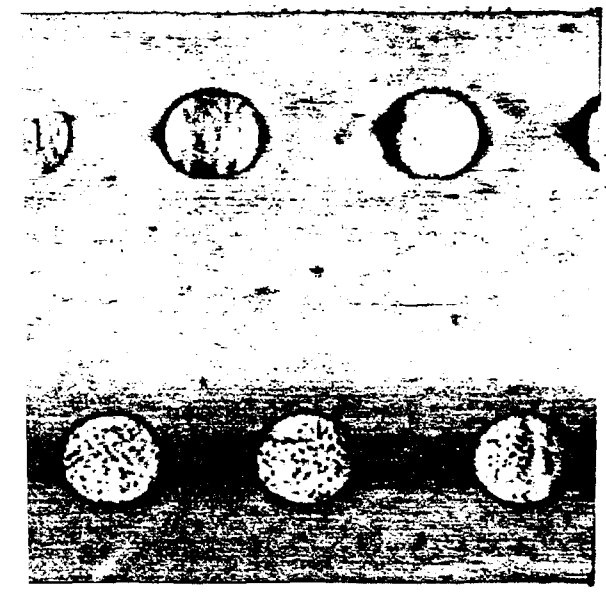
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38250.00
CON TX 126.06
PRFEE 1.00
MDEED 9.00
TOTAL 136.06
CHECK 136.06

06/07/90 01 15:48 0001 8393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3.2 1.9.4.

IDENTIFICATION REFERENCE

JUN 7 3 48 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 326069