WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:		
Harold E. Collins, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.C. Ferrell et ux	SAME	MAP 66
(NAME)	(NAME)	
Route #2 River Road		Part of PARCEL 52
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FIVE THOUSAND FIVE HUNDRED 00/100 DOLLARS ($25,500.00) CASH IN HAND PAID TO THE GRANTORS BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Melba Ann Sadler, Willa Dean Sircy, Ada Pauline Oldham, Billy G. Oldham, Sammy W. Oldham, Tony H. Oldham, and Brenda O. Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A.C. Ferrell and wife, Minnie Ferrell, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Tract No. 9 of the Lela Mai Gross Subdivision, unrecorded according to a survey of Bruce Rainey & Associates dated 5/30/90.

BEGINNING at an iron pin on the southerly margin of River Road said pin being located approximately 1,573' west of the Southwest corner of the intersection of Cub Creek Road and River Road said point of beginning also being located approximately 25' east of the Southeast corner of the intersection of Old River Road and River Road; thence leaving the margin of said road S45 degrees 36'11"W 481.21' to an iron pin; thence S47 degrees 06'21"W 722.48' to an iron pin in the fence line said pin also being located in the easterly property line of the Billy Jean Nickens property of record in Book 4936, page 953, R.O.D.C., TN.; thence with the line of Nickens and a fence line N12 degrees 45'43"E 659.59' to an axle found in the fence line said axle being the Southwest corner of the Marion Nickens property of record in Book 4589, page 881, R.O.D.C., TN.; thence with the line of Nickens S73 degrees 26'22"E 350.00' to an axle found; thence N11 degrees 51'29"E 374.00' to an iron pin set in the centerline of Old River Road; thence with said centerline of Old River Road S74 degrees 14'16"E 161.31' to an iron pin; thence S78 degrees 27'34"E 153.42' to an iron pin; thence leaving said centerline of Old River Road and continuing with the southerly margin of River Road S55 degrees 11'32"E 11.59' to the point of beginning, containing 5.01 acres more or less.

Being part of the same property devised to W.V. Gross and wife Lela Mai Gross by Will of Marcie Newsom Adkisson, dated November 27, 1962, of record in Will Book 80, page 181, Probate Court for Davidson County, Tennessee. The said parties having since died, the said W.V. Gross having predeceased the said Lela Mai Gross.

The above described Tract of Land is not the home nor principal place of residence of Grantors.

DEED RESTRICTIONS - The following are restrictions placed upon the land to be effective from June 2, 1990 through June 2, 2010. Said restrictions may be enforced, by the owner and/or owners of Lots 1 through 9 of the Gross Subdivision, unrecorded, according to a Survey Plat of Bruce Rainey & Associates dated May 16, 1990, as revised on May 24, 1990 and May 30, 1990. Said restrictions may be extended by the majority property owners upon expiration of same.

1. No trailer, basement house, garage, barn or other buildings may be used as temporary or permanent living quarters.

2. No swine or commercial poultry may be kept on property.

3. No storage or junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

4. By the creation of the above restrictions there is no intention of imposing them on any other land owned by Sellers.

This is unimproved property known as: Tract #9, Gross Subdivision, River Road, Nashville, Tennessee 37209.

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of June, 1990.

Melba Ann Sadler
MELBA ANN SADLER

Willa Dean Sircy
WILLA DEAN SIRCY

Ada Pauline Oldham
ADA PAULINE OLDHAM

Billy G. Oldham
BILLY G. OLDHAM

Sammy W. Oldham
SAMMY W. OLDHAM

Tony H. Oldham
TONY H. OLDHAM

Brenda O. Jones
BRENDA O. JONES

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is: $25,500.00
[Subscribed and sworn to before me, this the 21st day of June, 1990.

A.C. Furrell
Affiant

[My commission expires: Brenda O. Jones
(Affix Seal)
July 24 1993
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Melba Ann Sadler, Willa Dean Sircy, Ada Pauline Oldham, Billy G. Oldham, Sammy W. Oldham, Tony H. Oldham and Brenda O. Jones, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Brenda S. Huffines
NOTARY PUBLIC

My commission expires: July 24, 1993

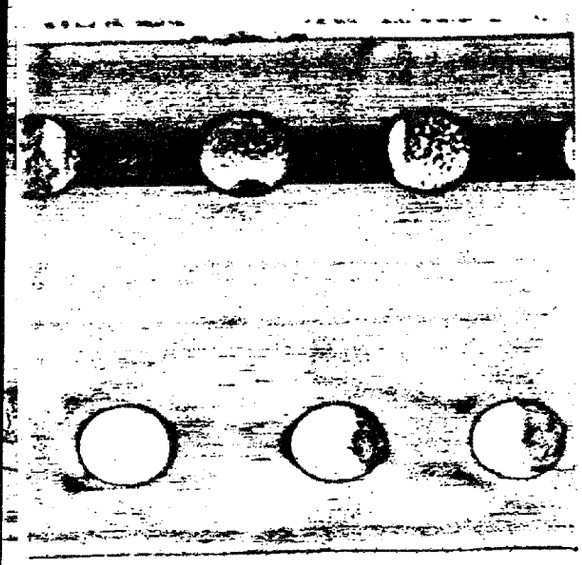
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

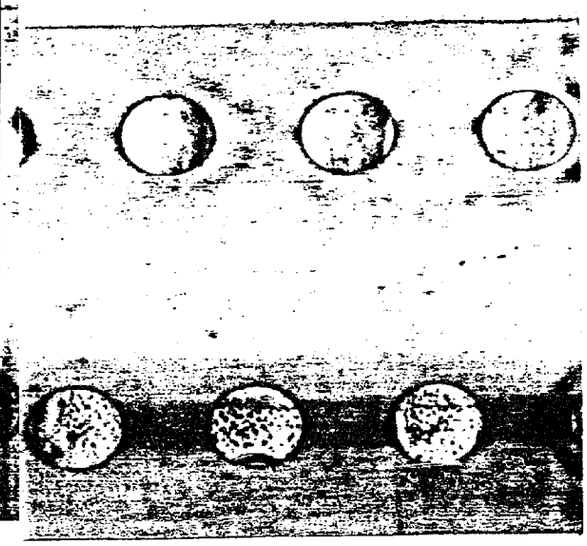
36863

IDENTIFICATION

JUN 26 12 52 PM '90

3980 06/26 0101 03CHECK 94.15





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

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 997

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 25500.00
				CON TX 84.15
				PRFEE 1.00
				MDEED 9.00
				TOTAL 94.15
				CHECK 94.15
06/26/90	01			12:52 0001 3980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

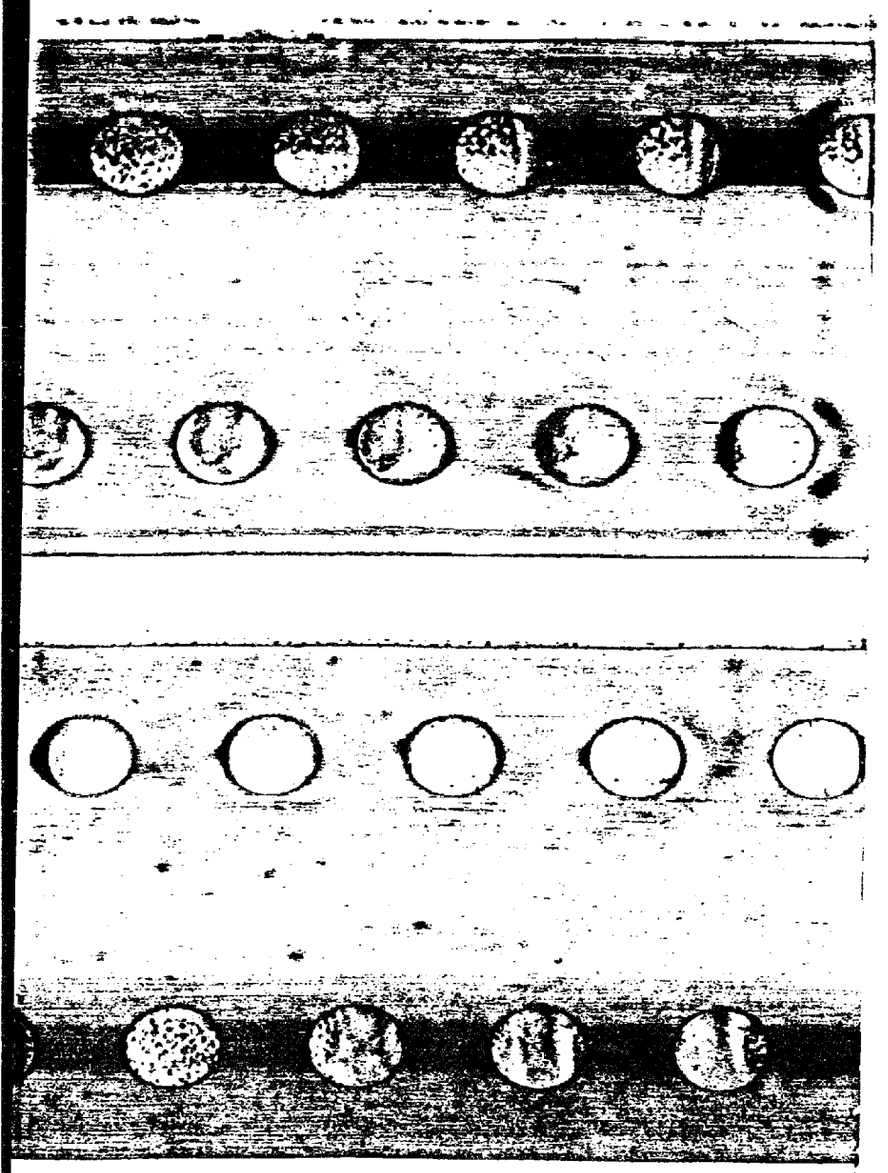
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IDENTIFICATION REFERENCE

JUN 26 12 52 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 331590

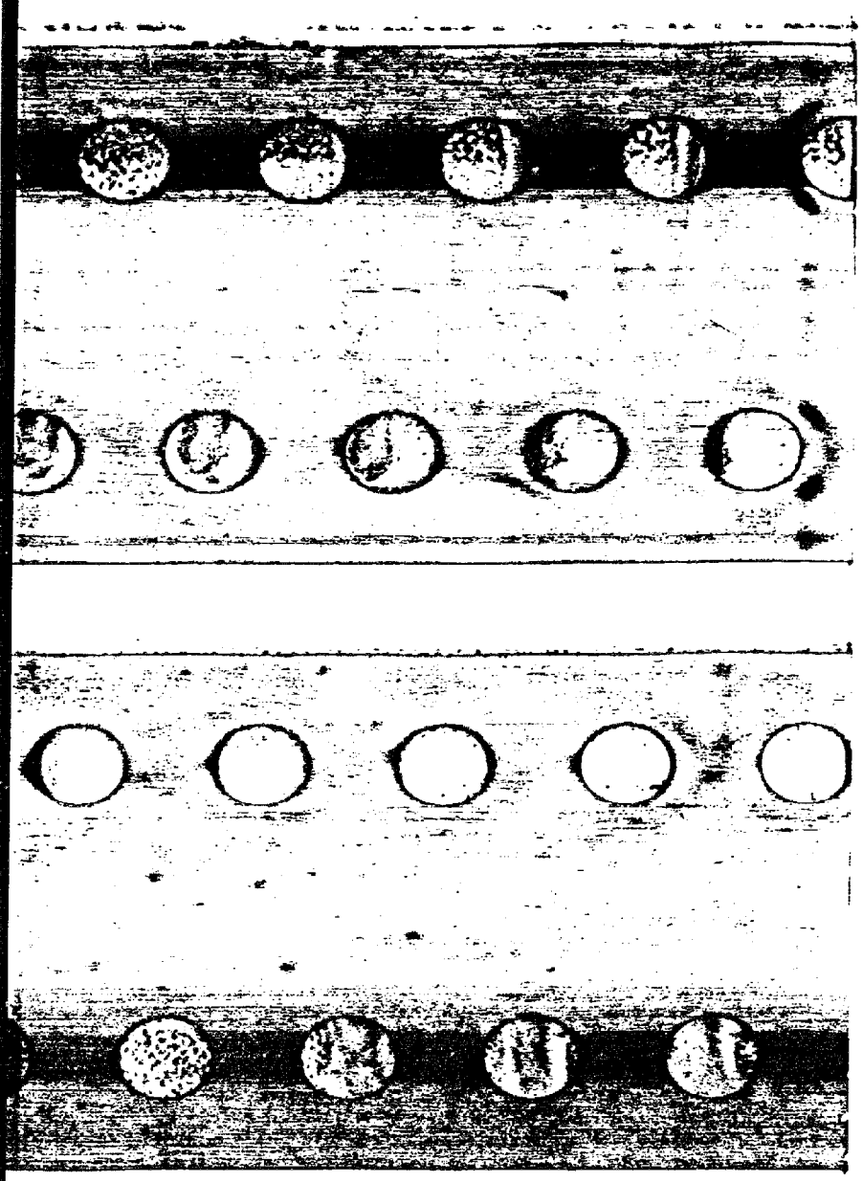


VOID

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6-26-90



VOID

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6-26-90