SW

SEND TAX BILLS TO:

Darlene moore
PO Box 1482
Gallatin Tn 37066

ADDRESS OF NEW OWNERS:

Darlene Moore
PO Box 1482
Gallatin Tn 37066

MAP/PARCEL: 17 198

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QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, RALPH C. MOORE aka R. C. MOORE, by these presents do hereby transfer, convey and quit claim unto my wife, DARLENE MOORE, her heirs and assigns, forever, all of my right, title, and interest in and to the following described tract or parcel of land, to-wit:

A CERTAIN tract or parcel of land in the Tenth Civil district of Davidson County, Tennessee, described according to a survey dated November 8, 1988, revised on December 9, 1988, and further revised on December 21, 1988, by Ray G. Cole, Registered Land Surveyor, Number 924, Job No.: 88-210, and further identified as Tract 1 on the survey of the Jim Sisco property, said property being more particularly and specifically described as follows, to-wit:

TRACT 1: BEGINNING at an iron pin set in the northerly margin of Lickton Pike, a corner to Judith Wilkinson Property of record in Deed Book 7074, Page 307, Register's Office Davidson County, Tennessee, and being the most southeast corner of this tract; thence, with the margin of said Pike, S. 70 deg. 00 min. 00 sec. W. 50.00 feet to an iron pin set in the margin of said Pike, corner to Deborah S. Williams; thence, leaving said Pike and with the line of said Williams, N. 4 deg. 50 min. 45 sec. E. 269.12 feet to an iron pin set, corner to said Williams; thence, continuing with the line of said Williams for a ways and then the line of Garrett, S. 80 deg. 20 min. 45 sec. W. 297.45 feet to an existing iron pin, corner to said Garrett; thence, N. 2 deg. 26 min. 47 sec. W. 292.63 feet to an existing corner rock; thence, N. 60 deg. 05 min. 54 sec. W. 85.77 feet to an iron pin set, said point being a common corner to Tract 3 this survey; thence, with the line of said Tract 3 for the next three calls as follows: N. 10 deg. 04 min. 22 sec. E. 322.02 feet to an iron pin set; thence, S. 52 deg. 19 min. 33 sec. E. 157.25 feet to an iron pin set; thence, S. 42 deg. 20 min. 17 sec. E. 100.16 feet to an iron pin set, said point being a common corner to said Tract 3 and Tract 2 this survey; thence, with the line of said Tract 2 for the next 4 calls as follows: S. 42 deg. 20 min. 17 sec. E. 131.62 feet to an iron pin set; thence, S 67 deg. 51 min. 58 sec. E. 223.04 feet to an iron pin set; thence, S 15 deg. 31 min. 10 sec. E. 75.00 feet to an iron pin set; thence, S. 13 deg. 12 min. 15

PREPARED BY:

FIRST SUMNER TITLE, INC.
100 PUBLIC SQUARE
GALLATIN, TENN. 37066
452-1070 256-0178

sec. W. 157.63 feet to an iron pin set, corner to said Tract 2 and being in the northerly line of said Judith Wilkinson; thence, with the line of said Wilkinson as follows: S. 80 deg. 20 min. 45 sec. W. 99.95 feet to an iron pin set; thence, S. 5 deg. 30 min. 47 sec. W. 260.65 feet to the beginning, containing 5.00 acres more or less.

BEING the same property conveyed to R. C. Moore and Randall C. Watts by deed from Jim Sisco and wife, Charlene R. Sisco of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to a utility easement, 10 feet in width, crossing the property hereinabove described for the installation, maintenance and repair of water lines, sewer lines, electric power lines, T. V. cable lines and other utility lines of every kind and description for the use and benefit of the GRANTEES and owners of other tracts within the subdivision of the Jim Sisco Property, this date conveyed, their respective heirs, personal representatives or assigns, which easement is permanent and perpetual and is more specifically and particularly described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924 dated November 8, 1988 as follows:

10 FOOT UTILITY EASEMENT: BEGINNING at an iron pin set in the northerly margin of Lickton Pike, the most southwest corner of Judith Wilkinson Property of record in Deed Book 7074, Page 307, Register's Office, Davidson County, Tenn., and being the most southeast corner of this easement; thence, with the margin of said Pike S. 70 deg. 00 min. 00 sec. W. 11.08 feet to a point in the margin of said Pike; thence, leaving said Pike and continuing as follows; N. 05 deg. 30 min. 47 sec. E. 269.28 feet; thence, N 47 deg. 42 min. 32 sec. E. 162.76 feet, N. 13 deg. 12 min. 15 sec. E. 57.14 feet, N. 15 deg. 31 min. 10 sec. W. 67.53 feet, N. 67 deg. 51 min. 58 sec. W. 220.39 feet, N 42 deg. 20 min. 17 sec. W. 233.17 feet, N. 52 deg. 19 min. 33 sec. W. 155.37 feet, N. 63 deg. 51 min. 42 sec. W. 192.05 feet, N. 83 deg. 17 min. 39 sec. W. 355.61 feet, N. 72 deg. 40 min. 45 sec. W. 165.12 feet, N. 45 deg. 43 min. 30 sec. W. 21.83 feet, N. 27 deg. 01 min. 14 sec. E. 72.65 feet to a point in the southerly margin of a 50 foot access easement ; thence, with the line of said easement S. 83 deg. 56 min. 59 sec. E. 10.71 feet to a point in the margin of said easement; thence, leaving said easement an continuing as follows: S. 27 deg. 01 min. 14 sec. W. 69.12 feet, S. 45 deg 43 min. 30 sec. E. 12.07 feet, S. 72 deg. 40 min. 45 sec. E. 161.80 feet, S. 83 deg. 17 min. 39 sec. E. 356.40 feet, S. 63 deg. 51 min. 42 sec. E. 194.78 feet, S. 52 deg. 19 min. 33 sec. E. 157.25 feet, S. 42 deg. 20 min. 17 sec. E. 231.78 feet, S. 67 deg. 51 min. 58 sec. E. 223.04 feet, S. 15 deg. 31 min. 10 sec. E. 75.00 feet, S. 13

deg. 12 min. 15 sec. W. 62.81 feet, S. 47 deg. 42 min. 32 sec. W. 162.00 feet, S. 05 deg. 30 min. 47 sec. W. 260.65 feet to the beginning, containing 0.45 acre more or less.

RESTRICTIVE COVENANTS: This conveyance is made subject to the following Restrictive Covenants, which shall be covenants running with the land for a period of twenty-five (25) years:

1. No mobile home shall be allowed on the property, temporarily or permanently, regardless of whether or not the said mobile home is equipped with wheels or with the wheels removed.

2. No residence or dwelling shall be built or erected having a floor area of less than 1600 square feet, excluding garages, carports, basements and breezeways.

3. The foregoing stipulations, covenants an conditions are and shall be binding and obligatory upon all of the owners of the properties within the subdivision of the Jim Sisco Property, their respective heirs, personal representatives, successors and assigns for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless instruments signed by all of the owners of the respective properties have been recorded, agreeing to change said covenants, in whole or in part. These covenants shall not be modified or amended, except by written instrument signed by all of the said property owners, their heirs, personal representatives, or assigns.

4. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, hereinabove set forth, either to restrain the violation or to recover damages, or both, and the owner of any tract within the subdivision of the Jim Sisco property shall have the full right and authority to enforce these restrictive covenants. In the event of litigation, the violating property owner shall pay to the enforcing property owner, all costs or expenses usual or incidental to the enforcement of the said Restrictive Covenants, including the enforcing parties' reasonable attorney's fees, court costs and other litigation costs.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTORS HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

THIS QUIT CLAIM DEED is subject to any and all indebtedness of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 30 day of November, 1990.

R. C. Moore

R. C. MOORE

Ralph C. Moore

RALPH C. MOORE

STATE OF TENNESSEE
COUNTY OF Sumner.

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, RALPH MOORE, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 20 day of November, 1990.

J. Parker Cunningham
NOTARY PUBLIC

My Commission Expires: 7/6/94

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.

Ralph Moore
AFFIANT

SUBSCRIBED and sworn to before me this the 20 day of November, 1990.

J. Parker Cunningham
NOTARY PUBLIC

My Commission Expires: 7/6/94

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IDENTIF. REFERENCE

Nov 26 [illegible] 90

DAVIDSON COUNTY, TN.

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