63

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH A. TOWERS, IV	SAME	P/O MAP 11
(NAME)	(NAME)	
404 Tannin Drive		PARCEL 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tn	37072	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- .....
----------($10.00)---------- ..... *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

07905

IDENTIF. REFERENCE

APR 17 1 29 34 '91

DAVIDSON COUNTY, TN.

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6356 04/19 0101 03CHECK 68.41

THOMAS L. CUNNINGHAM AND WIFE, PATRICIA ANN CUNNINGHAM, Hereinafter referred to as GRANTORS,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* JOSEPH A. TOWERS, IV AND WIFE, CYNTHIA C. TOWERS, Hereinafter referred to as GRANTEES, their ..... *heirs and assigns, a certain tract or parcel of land in* Davidson .....*County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee and described as Tract 4 according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, P.O. Box 170, White House, TN 37188, dated February 20, 1990 and being calculated March 28, 1991, as follows:

Tract 4: Beginning at an existing iron pin, the most southwest corner of this tract, and being a corner to Neal E. Dickens property of record in deed book 5216, page 261, Register's Office, Davidson County, Tennessee; thence, with the line of said Dickens, N. 03 deg. 57 min. 21 sec. E. 610.30 feet to an existing iron pin, in the line of said Dickens and a corner to Frenchman, Kush property of record in deed book 7072, page 613, Register's Office, Davidson County, Tennessee; thence, with the line of said Frenchman, S. 55 deg. 41 min. 04 sec. E. 790.33 feet to an existing iron pin, corner to said Frenchman; thence, with a new line, S. 40 deg. 31 min. 15 sec. W. 172.24 feet to an existing iron pin, corner to Tract 3 (Tommy Cunningham Property); thence, S. 86 deg. 49 min. 19 sec. W. 583.86 feet to the beginning, containing 5.61 acres more or less.

INCLUDED with the above described Tract 4 is a 50.00 foot right-of-way easement leading from Greer Road to the southwest corner of said tract and being described as follows: Beginning at an iron pin, said point being the same beginning point in the above described tract, and with the southerly line of said tract, N. 86 deg. 49 min. 19 sec. E. 88.95 feet to a point; thence, with the easterly margin of said easement, S. 52 deg. 37 min. 12 sec. W. 92.99 feet, N. 84 deg. 55 min. 13 sec. W. 198.23 feet, S. 82 deg. 01 min. 45 sec. W. 128.15 feet, S. 42 deg. 47 min. 22 sec. W. 34.75 feet, S. 09 deg. 48 min. 00 sec. W. 107.91 feet, S. 18 deg. 51 min. 46

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,750.00

Affiant

Subscribed and sworn to before me, this the 16th day of April 19 91

My commission expires: 1/23/93

(Affix Seal)

Notary Public

sec. W. 72.97 feet, S. 28 deg. 10 min. 51 sec. W. 156.44 feet, S. 39 deg. 18 min. 15 sec. E. 160.68 feet, S. 37 deg. 52 min. 27 sec. E. 180.80 feet, S. 40 deg. 05 min. 40 sec. W. 431.14 feet to a point in the northeasterly margin of Greer Road; thence, with the margin of said road, N. 37 deg. 08 min. 14 sec. W. 55.00 feet to a point in the margin of said road; thence, leaving said road and with the westerly margin of said easement, N. 39 deg. 15 min. 04 sec. E. 380.53 feet, N. 37 deg. 52 min. 27 sec. W. 130.26 feet, N. 39 deg. 18 min. 15 sec. W. 193.46 feet, N. 28 deg. 10 min. 51 sec. E. 185.76 feet, N. 18 deg. 51 min. 46 sec. E. 64.93 feet, N. 9 deg. 48 min. 00 sec. E. 118.56 feet, N. 42 deg. 47 min. 22 sec. E. 67.38 feet, N. 82 deg. 01 min. 45 sec. E. 151.69 feet, S. 84 deg. 55 min. 13 sec. E. 184.53 feet to the beginning.

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Also the above described Tract 4 is SUBJECT TO 50.00 foot right-of-way easement along the south line of said tract and being further described as follows: Beginning at an iron pin, the most southwest corner of this easement and being the same beginning point in said Tract 4; thence, N. 52 deg. 37 min. 12 sec. E. 88.95 feet, N. 86 deg. 49 min. 19 sec. E. 558.07 feet to a point in the easterly line of said Tract 4; thence, with said line, S. 40 deg. 31 min. 15 sec. W. 69.16 feet to an iron pin, the most southeast corner of Tract 4; thence, S. 86 deg. 49 min. 19 sec. W. 583.86 feet to the beginning, containing 5.61 acres more or less.

Being a portion of the property conveyed to Thomas L. Cunningham and wife, Patricia Ann Cunningham by deed of record in Book 7838, page 981, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBECT TO THE FOLLOWING RESTRICTIONS:

1) No residence shall be erected on the property containing less than an area of twelve hundred (1,200) square feet, exclusive of open porches, garages, and carports, and shall have no block exposed.

2) No timber or dirt shall be removed from the property for a period of five (5) years from date hereof.

3) No trailer, basement, tent, shack, barn or other outbuildings shall be erected, moved onto said property and/or used as a residence, temporarily or permanently.

4) No junk vehicles shall be kept on said property. No commercial swine or poultry. No trash, garbage or other waste, except in sanitary containers.

unimproved XX
This is improved ( ) property, known as 5.61 ACRES, GREER ROAD, GOODLETTSVILLE, TN
(House Number) (Street) P. O. Address: (City or Town)

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.*

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.*

Witness our *hand* s *this* 16th *day of* April, *19* 91, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas L. Cunningham
THOMAS L. CUNNINGHAM

Patricia Ann Cunningham
PATRICIA ANN CUNNINGHAM

Joseph A. Towers IV
JOSEPH A. TOWERS, IV

Cynthia C. Towers
CYNTHIA C. TOWERS

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* THOMAS L. CUNNINGHAM AND WIFE, PATRICIA ANN CUNNINGHAM, JOSEPH A. TOWERS, IV AND WIFE, CYNTHIA C. TOWERS

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 16th *day of* April, *19* 91

Carolyn Deffs, *Notary Public.*

Commission Expires 1-23-93

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

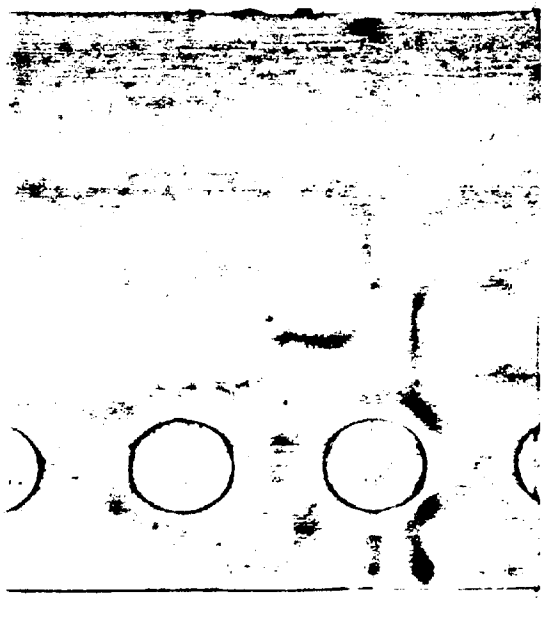
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 17750.00
CON TX 58.41
~~PRFEE 1.00~~
~~RECFEE 9.00~~
TOTAL 68.41
CHECK 68.41

4/19/91 01 10:22 0001 6356

07906

IDENTIF. REFERENCE

APR 19 10 24 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY

No. 414387