PREPARED BY: Rick M. Johnson 3221 Nolensville Rd., Ste. #1 Nashville, TN 37211

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Linda M. White 115 Beech Forge Dr. Antioch Tn 37013	S.A.M.E.	5D-64159 174-0 179

BOOK 8341 PAGE 885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, that we, **Charles R. Dornan and wife Martha J. Dornan** have bargained and sold, and by these present do transfer and convey unto the said **Linda M. White** _____ the Grantees herein her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Tract #3 on the Charles Dornan property according to a survey of Dale & Associates, Job No. 89137, dated December 8, 1989, described as follows:

TRACT #3

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the property as recorded in Deed Book 5789, Page 576 in the R.O.D.C., Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point, said point being N 82 37'00" W a distance of 275.19 feet from the southwest corner of the Phillip L. Taylor property as recorded in Deed Book 7656, Page 904, of the R.O.D.C., Tennessee.

Thence N 82 37'00" W a distance of 150.00 feet to a point;

Thence S 09 23'00" W a distance of 121.70 feet to a point;

Thence N 67 09'00" W a distance of 218.62 feet to a point;

Thence N 82 07'00" W a distance of 103.58 feet to a point;

Thence N 57 06'00" W a distance of 191.85 feet to a point;

Thence S 89 29'00" W a distance of 191.16 feet to a point;

Thence N 65 43'00" W a distance of 90.00 feet to a point;

Thence N 74 35'05" E a distance of 994.85 feet to a point;

Thence S 07 23'00" W a distance of 405.61 feet to the point of beginning and containing 5.124 acres of land more or less.

Being the same property conveyed to Charles R. Dornan by deed from Rick M. Johnson, Trustee, of record in Book 8165, Page 150, Register's Office for Davidson County, Tennessee. The said Martha J. Dornan joins in this instrument for the purposes of conveying any and all interest, due to marital status.

This conveyance is subject to a Public Utility Easement to the Metropolitan Government of Nashville, Davidson County, Tennessee and Private Road Right of Way and Maintainance Agreement of record in Book 8165, Page 141; Register's Office for Davidson County, Tennessee. The said Public Utility Easement having been amended in Book _____, Page _____, at the request of the Metropolitan Government.

10811

IDENTIF. TREFERENCE

MAY 1 9 57 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

The following restrictions shall be a covenant running with the land for a period of 25 years from date of this deed:

1. No residence shall be constructed with less than 1,200 sq. ft. of living area, excluding garages and porches.
2. No block foundations left exposed.
3. All residential building must be set back at least 100 feet from public road property line. All detached buildings must be in rear of dwelling.
4. All barns and related type buildings must be set back 200 feet or more from public road line.
5. No trailer or mobile home, basement house, garage barn or other building may be used as temporary or permanent living quarters.
6. No swine or commerical poultry may be kept on property.
7. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

This is improved property known as: TRACT #3, Dornan Tract.

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 24th day of APRIL, 1991.

Charles R. Dornan
CHARLES R. DORNAN

Martha J. Dornan
MARTHA J. DORNAN

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 CHARLES R. DORNAN AND WIFE MARTHA J. DORNAN the bargainor(s) 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 24th day of APRIL, 1991.

Houston E. Hill
NOTARY PUBLIC

HOUSTON E. HILL NOTARY PUBLIC DAVIDSON CTY. TENN.

MY COMMISSION EXPIRES: 9/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Linda M. White
AFFIANT

Sworn to and subscribed before me, this 30th day of April, 1991.

Richard Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-93

9017 05/01 0101 CHECK 114.25



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8341 PAGE 887

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
			CAMT	32500.00
			CON TX	107.25
			PRFEE	1.00
			WDEED	6.00
			TOTAL	114.25
			CHECK	114.25
05/01/91		01	09:57 0001	8017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 8111

IDENTIF. REFERENCE

MAY 1 9 57 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 417676