D 84/20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
David C. Braunscheidel William W. Turner and wife Carol C. Turner Tract #4 Cane Ridge Road Nashville, TN	David C. Braunscheidel 3021 Wilford Pack Ct. Antioch, TN. 37013	Being part of 182-26

BOOK 8433 PAGE 488

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, I, **Jean Turner Alexander and husband, W.C. Alexander** have bargained and sold, and by these present do transfer and convey unto the said **David C. Braunscheidel; William W. Turner and wife, Carol C. Turner** the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT #4

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the Sara Ledbetter property as recorded in Deed Book 2963, Page 189 of the R.O.D.C., Tennessee, described as Tract #4 on a survey of Dale and Associates, dated February 27, 1990, Job Number 90-016 and known as the Boundary Survey of Sarah L. Lynch property and being described by metes and bounds as follows:

BEGINNING at a point in the Western margin of Cane Ridge Road, said point being 927.00 feet North of the Northeast corner of the John K. Cravens property as recorded in Deed Book 5209, Page 855 of the R.O.D.C., Tennessee;

THENCE, S 79 49' 22" W, a distance of 701.35 feet to a point;

THENCE, N 06 37' 33" E, a distance of 402.00 feet to a point;

THENCE, N 87 57' 32" E, a distance of 556.48 feet to a point in the Western margin of Cane Ridge Road;

THENCE, with the Western margin of Cane Ridge Road, around a curve to the right, said curve having a central angle of 2 51' 29", a radius of 368.25 feet, a length of 18.37 feet, and a tangent of 9.19 feet to a point;

THENCE, S, 16 28' 38" E, a distance of 289.63 feet to the point of beginning and containing 5.004 acres of land more or less.

BEING part of the same property conveyed to Jean Turner Alexander by deed and Last Will and Testament of Sara K. Lynch of record in Book 8086, Page 798; Register's Office for Davidson County, Tennessee. The said W.C. Alexander, husband of Jean Turner Alexander, joins in this act for the purpose of coveying any and all right, title and interest he may have in this property due to their marital relationship.

The following restrictions shall be covenants running with the land for a period of 25 years from date of this deed.
1. No trailers or mobile homes.
2. No swine or commercial poultry may be kept on the property.
3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on said lots.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is unimproved property known as: **Tract #4, Cane Ridge Rd., Nashville, TN.**

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 6th day of SEPTEMBER, 1991.

Jean Turner Alexander
JEAN TURNER ALEXANDER

W.C. Alexander
W.C. ALEXANDER

****

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 JEAN TURNER ALEXANDER AND HUSBAND W.C. ALEXANDER _____ the Bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of SEPTEMBER, 1991.

Houston E. Hill
NOTARY PUBLIC

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 $ 35,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William Turner
AFFIANT

Sworn to and subscribed before me, this 6th day of SEPTEMBER, 1991.

Houston E. Hill
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/26/92

45656

IDENTIFICATION REFERENCE

SEP 10 1 14 PM '91

9384 09/10 0101 03CHECK 136.50

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



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 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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	6.00
TOTAL	136.50
CHECK	136.50

09/10/91 01 13:16 0001 9384

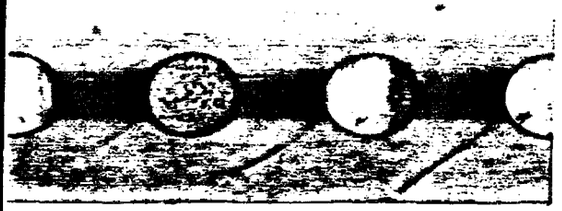
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.6.5.6.

IDENTIFICATION REFERENCE

SEP 10 1 14 PM '91

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



No. 457645