BOOK 8488 PAGE 594

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

James D. Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF November, 1991

Notary Public

MY COMMISSION EXPIRES 7-23-94
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
James D. Craig and wife,	Same as New Owner	Part of Map 15
Nancy Evelyn (NAME) Craig	(NAME)	Parcel 170
123 Tedder Blvd. (ADDRESS)	(ADDRESS)	
Smyrna, TN 37167 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LUCIAN MINTON AND WIFE, JO ANN MINTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. CRAIG AND WIFE, NANCY EVELYN CRAIG

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:

SEE ATTACHED EXHBIIT "A" FOR COMPLETE LEGAL DESCRIPTION OF PROPERTY RESTRICTIVE COVENANTS AND REFERENCE TO MAINTENANCE AGREEMENT OF RECORD IN BOOK 8186, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH THIS CONVEYANCE IS MADE SUBJECT TO.

6.30 I 8

INTENTIONALLY REFERENCE

Nov 19 10 37 AM '91

0545 11 19 0101 03CHECK 102.50

unimproved (XX)
This is improved ( ) property, known as Minton Court, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of November, 1991

Lucian Minton

Jo Ann Minton

BOOK 8488 PAGE 595

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lucian Minton and wife, Jo Ann Minton

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 Madison, Tennessee, this 12th day of November, 19 91.

Commission expires 7-23-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
LUCIAN MINTON AND WIFE, JO ANN MINTON

TO:
JAMES D. CRAIG

EXHIBIT "A" BOOK 8488 PAGE 596

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee also known as Lot 4 of the Division of the Lucian Minton Property Part of Parcel 170, Tax Map 15.

BEGINNING at an iron pin, said iron pin being the northwesterly corner of the Lucian Minton property of record in Book 4466, Page 666, Register's Office for Davidson County, Tennessee, of which Lot 4 is a part; said pin also being the common corner for Carrigan, Hampton, Johnson, and Minton;

THENCE, South 85 degrees 11 minutes 14 seconds East, 1020.69 feet to an iron pin;

THENCE, South 42 degrees 28 minutes 19 seconds West, 652.30 feet to an iron pin in Minton Court, a 50-foot wide ingress/egress easement;

THENCE, with a curve to left having a central angle of 84 degrees 26 minutes 15 seconds and a radius of 50.00 feet, for a distance of 73.69 feet to an iron pin;

THENCE, North 41 degrees 57 minutes 56 seconds West, 761.87 feet to the point of beginning, containing 6.47 acres, more or less.

BEING a portion of the property conveyed to Lucian Minton and wife, Jo Ann Minton by deed from William E. Duke and wife, Lois Hazel Duke, of record in Book 4466, Page 666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions contained in the Agreement to Maintain for Minton Court, a private ingress/egress and utility access easement; said Agreement of record in Book 8186, Page 221, Register's Office for Davidson County, Tennessee.

This conveyance is also subject to the following restrictions:
1. Any home constructed must contain a minimum of 1700 sq. ft., excluding garages, carports, & breezeways. Foundations must be faced with brick or stone.

2. Any out building that may be built must be in rear of home and built out of material to match home.

3. No chain link or barbed wire fences in front of home.

4.No single, double wide of modular homes permitted.

5. No swine of poultry.

6. 50 Ft. building set-back line.

7. Driveway from Morgan Rd. to said property is to be maintained and cost divided equally between the 3 owners and users of drive.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8488 PAGE 597

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 9.00
TOTAL 102.50
CHECK 102.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/19/91 01 10:37 0001 0545

6.30 I.8.

IDENTIFICATION REFERENCE

Nov 19 10 37 AM '91

No. 477632