FORM NO. WD-1

BOOK 8634 PAGE 638

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 92

Notary Public

MY COMMISSION EXPIRES: 1-27-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Edward Spivey Lipsey, Jr. / etux (NAME)	owners at same address (NAME)	part of
c/o M.G.Gaston, Jr. 2211 Crestmoor Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	154-22
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Neal W. Carter and wife, Ann R. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Spivey Lipsey, Jr. and wife, Nancy Cox Lipsey

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:

A 6.51± acres tract, in the 9th Civil District, on Pine Hill Road, a paved private access road from Griffith Road, and also identified as Tract II on grantors resubdivision plan, and more completely described according to attached Legal Description which is made a part here of the same as if copied verbatim herein.

Being part of the same property conveyed to Neal W. Carter and wife, Ann R. Carter by deed at Book 3674, page 310, Register's Office for said County.

This conveyance is subject to 1992 property taxes, which the parties agree to prorate when the tax bill is available for the property here in conveyed, to easements listed on attached Legal Description and to the following **restrictive covenants** which shall run with the land: (1) No house trailer of any kind shall be placed on the property; (2) No commercial cutting of timber shall be allowed; (3) Only one home shall be constructed on this lot, it shall be designed for single family occupancy only and shall have a living area of at least 1,700 square feet; (4) The lot may not be re-subdivided; and (5) No structure shall be built less than 150 feet from the center of Pine Hill Road or from the property owned by Neal Carter and wife.

Subject also to an Amendment to Grant of Easement (original Grant of Easement at book 8531, page 915, said Register's Office), which is being placed of record in the pages immediately preceding this Warranty Deed. Exhibit "B" is attached hereto for "Reference and Informational Purposes Only".

unimproved (X) This is improved ( ) property, known as 6.51± acres, Pine Hill Road, Nashville, TN 37221
(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 hand s this 21st day of May, 19 92

Neal W. Carter

Ann R. Carter

STATE OF TENNESSEE
Davidson County

BOOK 8634 PAGE 639

Personally appeared befcre me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Neal W. Carter and wife, Ann R. Carter

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 21st day of May, 1992.

Marbut Glenn Gaston
Notary Public

Commission Expires 1-27-96

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Neal W. Carter and wife,

TO
Ann R. Carter

Edward Spivey Lipsey, Jr. and wife,
Nancy Cox Lipsey

AQ 193725

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

13462

IDENTIF. REFERENCE

MAY 27 10 30 AM '92
FELIX [illegible]
DAVIDSON COUNTY TN.

PICK-UP

0341 05/27 0101 CKCHECK 186.90

L E G A L D E S C R I P T I O N

Land in the 9th Civil District of Davidson County, Tennessee, a part of the Neal W. Carter and wife, Ann R. Carter property (Book 3674, page 310, RODCT), and **being a 6.51± acre tract**, identified as Tract II, on a survey and described according to that survey by Howard George, RLS# 872, dated December 6, 1991, and revised May 14, 1992 (for the purpose of subdividing out a new Tract III from the previous Tract II, a 10.71 acre tract). This 6.51± acre tract, new Tract II, is described, as follows:

BEGINNING on an existing spike in the center of Pine Hill Road (a paved private access road leading to Griffith Road), a northern corner of the tract herein described, a southereastern corner of Sturdivant (Book 5819, page 654 RODCT) and a southwestern corner of Beard (Book 8012, page 401 RODCT); thence, leaving the center of Pine Hill Road, S 72° 37' 02" E, 91.93 feet to an existing iron pin; thence, S 19° 06' 49" W, 360.03 feet to an existing iron pin; thence, S 72° 25' 13" E, 512.62 feet to an iron pin set previous survey (passing at 377.62 feet and 428.71 feet iron pins set this survey marking the southwest and southeast corners of a 50-foot wide access and utility easement serving the tract herein conveyed and dedicated by Grant of Easement at Book 8531, page 915, RODCT), also being a southwest corner of Carter's Tract I; thence, S 11° 18' 30" W, 365.38 feet to an iron pin set previous survey; thence, with new lines of subdivision created this survey, (creating Tract III) and the line between Tract II and Tract III; thence, N 59° 36' 00" W, 316.01 feet to an iron pin set this survey; thence, N 42° 28' 47" W, 175.82 feet to an iron pin set this survey; thence, S 40° 33' 13" W, 330.47 feet to an iron pin set previous survey; thence, N 02° 16' 15" E, 380.70 feet to an iorn pin set previous survey; thence, N 12° 20' 00" W, 57.45 feet to an pin set previous survey; thence, N 26° 24' 53" W, 171.86 feet to an existing iron pin; thence, N 43° 52' 28" W, 84.98 feet to an existing iron pin at the base of a 18-inch hickory tree adjacent to a gate post and dirt and gravel road; thence, N 80° 22' 21" W, 121.73 feet to an existing spike in the center of Pine Hill Road; thence, with the center of Pine Hill Road, with a curve to the right, radius 230.14 feet, delta angle 21° 24' 44" (R), length 86.01 feet, tangent 43.51 feet, chord bearing and distance N 74° 09' 56" E, 85.51 feet to a point; thence, N 84° 51' 43" E, 52.02 feet to a point; thence, S 80° 23' 09" E, 10.75 feet to an existing spike; thence, leaving the center of Pine Hill Road, S 43° 49' 18" E, 111.77 feet to an existing iron pin; thence, N 71° 09' 53" E, 186.91 feet to an existing iron pin; thence, N 36° 23' 59" E, 24.45 feet to an existing iron pin; thence, N 19° 08' 10" E, 55.40 feet to an existing iron pin; thence, N 23° 32' 01" E 100.67 feet to the point of beginning, containing 6.51 acres, more or less.

Together with a non-exclusive permanent easement (which shall run with the property conveyed herein) for ingress and egress over the existing fifty (50) foot wide right-of-way (now known and identified as Pine Hill Road) from Griffith Road to, across, and along the property herein conveyed. Said right-of-way is described according to a survey by Perry A. Chapdelaine, Jr., Sept. 1, 1981, as setforth in the deed of record at Book 5819, page 654, RODCT, as "The existing road is described as follows:", to which reference is hereby made and the same incorporated herein for a complete description of said right-of-way. Subject to the use of this right-of-way by other parties; and the right retained by Grantor, their heirs, executors, adminstrators, personal respresentatives, assigns, successors, and permittees, to use the right-of-way, which impinges upon and bisects the tract conveyed herein, for ingress and egress; to convey such right of ingress and egress over the said right-of-way to any and all parties whatsoever; to dedicate the said right-of-way to any governmental authority as a public way; and to widen the said right-of-way as may be necessary to meet the specifications required for such dedication.

Together with the rights, and subject to the terms therein, contained in the easements at Book 4712, page 141, Book 4776, page 211, Book 4954, page 788, Book 6467, page 368, and Book 8531, page 915, said Register's Office.

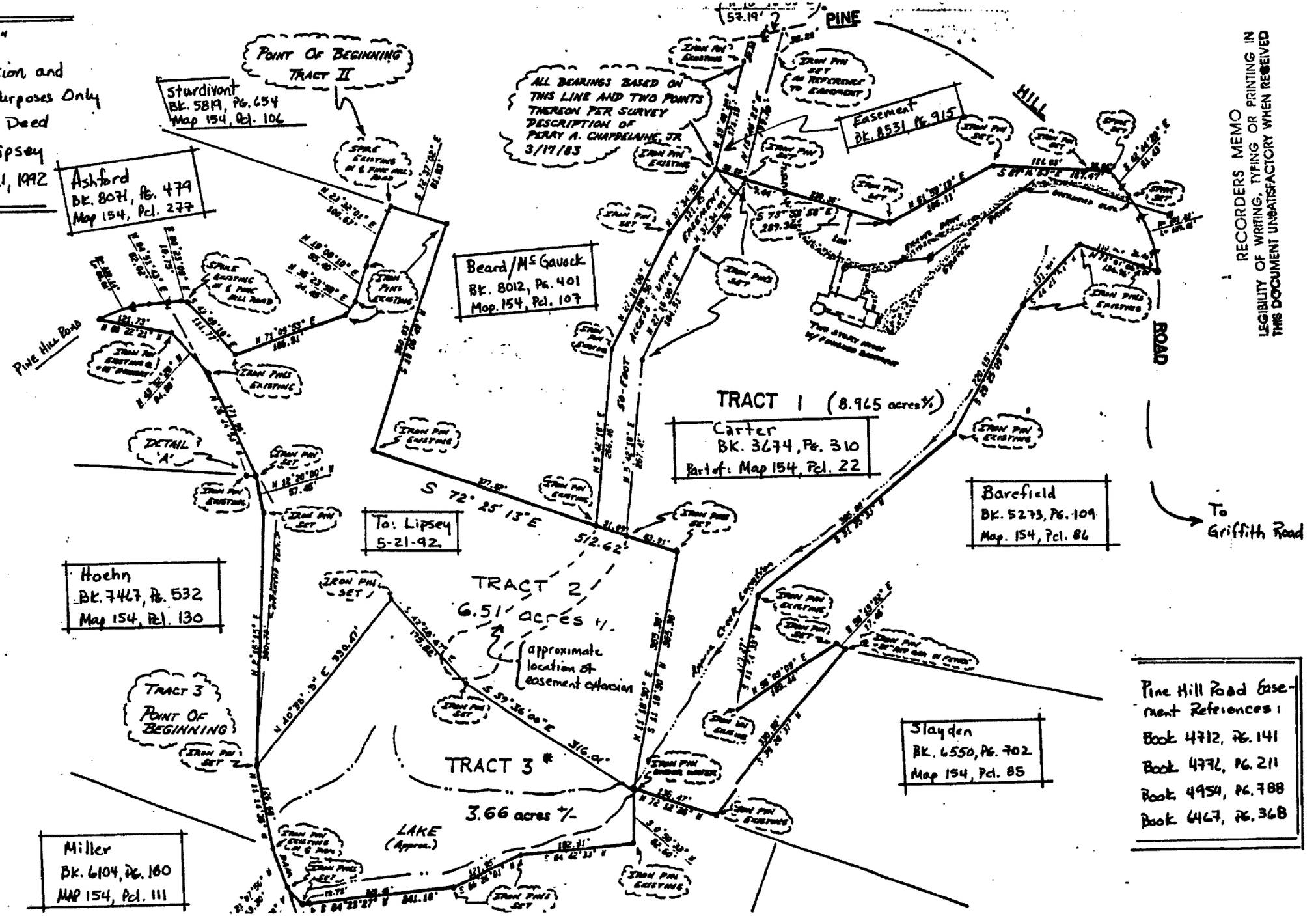
Warranty Deed: Neal W. Carter and wife, Ann R. Carter
to
Edward Spivey Lipsey, Jr. and wife, Nancy Cox Lipsey

Dated: May 21, 1992

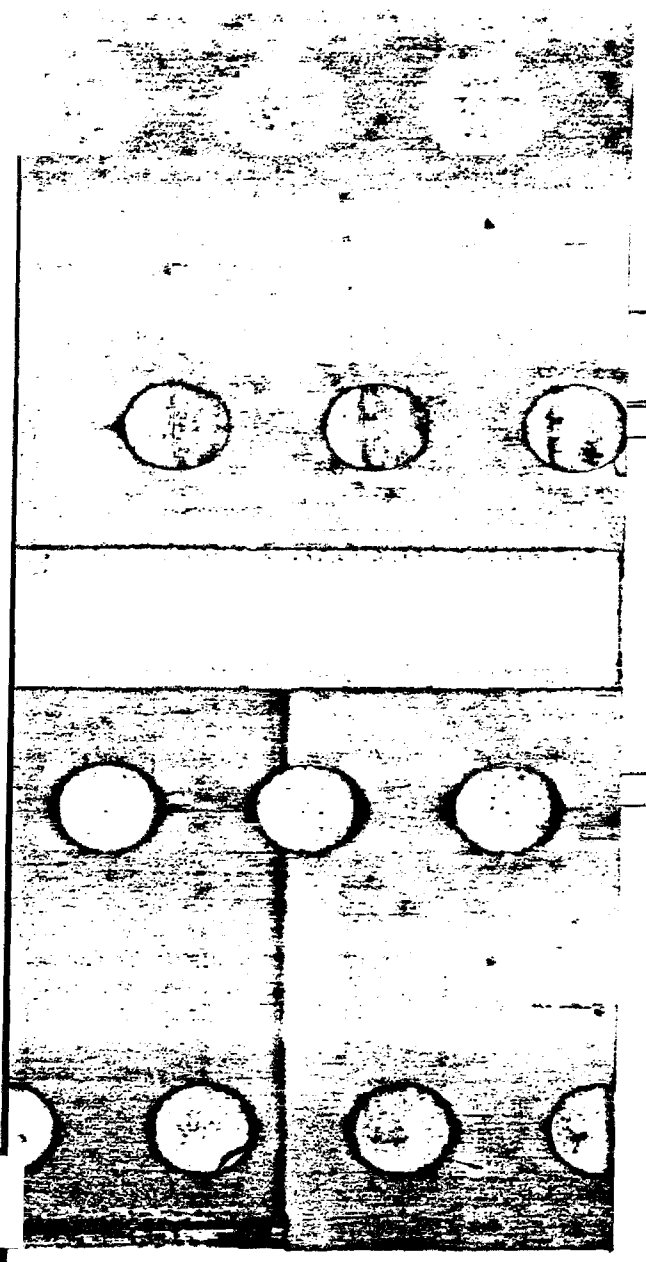
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit "B"
For Information and
Reference Purposes Only
To Warranty Deed
Carter to Lipsey
Dated May 21, 1992

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 8634 PAGE 642

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	47000.00
			CON TX	173.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	186.90
			CHECK	186.90
05/27/92		01	10:30 0001	0361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13462

IDENTIF. REFERENCE

MAY 27 10 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 534516