BOOK 8653 PAGE 259

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Tommie D. Hill II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 19 92

Notary Public

MY COMMISSION EXPIRES 7-24-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommie D. Hill, II (NAME)	Troy & Nichols, Inc. (NAME)	MAP 126
4545 Heath Road (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 118
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	9D79004

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, Jerry D. Heath and wife, Dorothy L. Heath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommie D. Hill, II and wife, Karen C. Hill

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:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of 5.76 acres, more or less, described as follows:

Beginning at an iron pin in the center of an easement road which joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibbs' NW corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road as follows: N 16 deg. 09' 04" E 429.98' to a point; thence with a curve in a northerly direction N 20 deg. 55' 55" E 106.37' and having a radius of 638.06, to a point; thence N 69 deg. 53' 24" W 180.08' to a point; thence with a curve in a northerly direction N 32 deg. 51' 49" W 436.46' and having a radius of 337.70, to a point; thence N 04 deg. 09' 47" W 665.92' to an iron pin; thence in a westerly direction N 85 deg. 50' 13" W 25.00' to an iron stake; thence in a southerly direction S 04 deg. 09' 47" W 1496.90' along the easterly line of Kehoe as of record in Book 5252, page 190, said Register's Office to an old iron rod thence along Stein's northerly line as of record in Book 5211, page 704, said Register's Office, S 74 deg. 25' 54" E 292.73' to the point of beginning.

Being the same property conveyed to Jerry D. Heath and wife, Dorothy L. Heath by deed of record in Book 6703, page 499, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4545 Heath 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 11th day of June, 19 92

Jerry D. Heath

Jerry D. Heath

Dorothy L. Heath

Dorothy L. Heath

DCTN01W 12/88
First Data Systems, Inc.
1-800-626-5427

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

The contract of sale survives the closing.
Utility easements are granted, if needed, to purchasers of Heath tracts or for public utilities up to 25 feet in width, but must be parallel with and adjoining tract lands.

The purchasers, their heirs, successors, and assigns are granted joint ownership by grantors in the land described in the road deed serving the property in Book 5393, page 898, Register's Office for Davidson County, Tennessee, as means of ingress and egress and assume the duties described therein.

This instrument is made subject to all applicable local government planning, building and zoning regulations, and to restrictive covenants of record in Book 5393, page 898, and in Book 5379, pages 497, 501 and 509, Register's Office for Davidson County, Tennessee.

The following restrictions are hereby made applicable to the herein before described real property and will be binding upon present and future owners until January 1, 2004, or until sooner changed as provided in No. 17:

1. All of the tracts are to be used for residential purposes exclusively, and not otherwise. (a) All purchasers of the lots shall be responsible for stabilization of ditches at street right-of-way, installing culverts.
2. No noxious or offensive operations shall be conducted or maintained on any tract, and nothing shall be done on any tract which may constitute a nuisance or unreasonable annoyance to the neighborhood.
3. No poultry, livestock or animals shall be allowed or maintained on any tract, at any time; provided, however, this shall not preclude the keeping of horses, dogs or cats, or other household pets, as such, provided further, however, that nothing shall permit the keeping or raising of dog, cat or other animals for commercial purposes.
4. No trailer, basement house, tent, garage, barn or other outbuilding shall be erected or used as either a temporary or permanent residence.
5. No barn shall be constructed or maintained on any tract nearer the front of the tract than 150 feet. A horse barn will be permitted with a minimum 150 feet setback.
6. A perpetual easement is reserved for each tract, as shown on Heath, September 22, 1984, Auction Sale, for the construction and maintenance of utilities, such as electricity, gas, water, drainage, etc., and no structure of any kind shall be erected or maintained upon or over said easement.
7. The sewerage from any residence, shall be connected to septic tank and disposal field approved by Davidson County Health Department.
8. It shall be obligatory upon all owners of tracts, which are in Davidson County, to construct or place any driveways, culverts, or other structures, or gradings, which are within the limits of any dedicated roadways, in strict accordance with the specifications therefor, as set forth on the Heath tracts sold at Auction on September 22, 1984, in order that the roads or streets, which may be affected by such placement or construction, may not be disqualified for acceptance in the road system of the Davidson County Highway Department.
9. Any single family residence erected on any tract, as shown on said plat shall have a minimum living area, exclusive of any carport or garage, as follows: (a) A minimum of 1,200 square feet on first level, excluding garage, basement, or carport.
10. All houses must be built of log, wood, brick or stone. No breeko block houses allowed.
11. All buildings or structures of any kind constructed on any lot shall have full masonry foundations except barns.
12. The right of enforcement of each of these Restrictive Covenants is vested in the owner of each and all of the Heath tracts sold at Auction on September 22, 1984, and any owner of any tract shall have the right at any time to compel compliance with said convenants, or any of them, or to prevent the violation of

LEGAL DESCRIPTION CONTINUATION

any of them, by the institution of an action at law, or a suit in equity for injunctive or other relief.
13. No house shall be permitted to be brought onto any tracts or to be placed or erected on any lot.
14. If any provision of this instrument shall be declared void or inoperative by any court of competent jurisdiction, the remaining provisions shall continue in full force and effect.
15. Overhang easements as shown, shall be for the purpose of permitting overhead wires and cables of public utilities, such as electric, telephone, etc.
16. Swimming pools will be permitted, provided they do not interfere with septic tanks or disposal field. Bath houses and recreation rooms will be permitted to be attached to swimming pools.
17. Any of the restrictions imposed in this instrument may, at any time or times, be amended by a recorded instrument in writing, signed and acknowledged by the owner or owners of record of at least seventy percent (70%) of the tracts as shown on said plat, and any additional restrictions may be placed on said tracts in the same manner.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry D. Heath and Dorothy L. Heath, the within named bargainor, 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 11th day of June, 1992.

My Commission Expires:
7-24-93

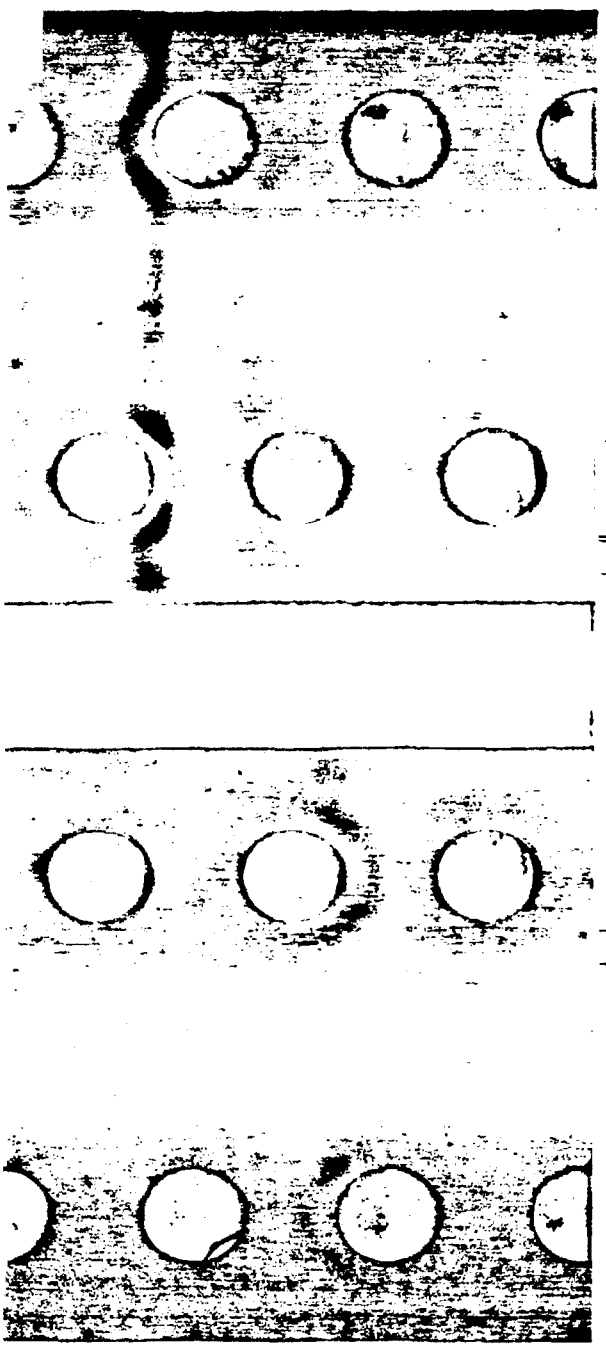
NOTARY PUBLIC

IDENTIF. TREFERENCE

JUN 16 1 17 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1812 96/16 0101 03CHECK 638.63



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

RECEIVED OF _____

FOR _____

BOOK 8653 PAGE 262

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
169900.00
CON TX 628.63
PRFEE 1.00
WDEED 9.00
TOTAL 638.63
CHECK 638.63
06/16/92 01 13:17 0001 1812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9834

IDENTIF. TREFERENCE

JUN 16 1 17 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541557