| NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|
| Sherman W. Stoker | Same |
| 195 Burgwood Ln. | Same |
| Hend. TN 37075 | Same |

Mail

MAP/PARCEL: 183-00-0 P/O 157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Thousand Two Hundred and No/100 ($3,200) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, ROBERT MATTOX, JR. and wife, VELMA P. MATTOX, this day bargain, sell and convey unto SHERMAN W. STOKER, his heirs and assigns, the following described tract or parcel of land, to wit:

LAND in the 5th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to Robert Mattox, Jr. and wife, Velma P. Mattox in Book 6013, Page 914, Register's Office for Davidson County, Tennessee, and more accurately described according to an unrecorded survey by Tommy E. Walker, Registered Land Surveyor, Tennessee License #1465 dated 9/29/88, as follows:

BEGINNING at an iron pin corner, said pin being the southwest corner of said original 10 acre Mattox tract and being the southwest corner of herein described tract; thence North 06 degrees 59 minutes 05 seconds East 338.24 feet to an iron pin; thence South 83 degrees 38 minutes 48 seconds East 156.16 feet to a point in the West right-of-way line of the re-located Burkett Road; thence with said right-of-way South 12 degrees 33 minutes 36 seconds West 340.21 feet to an iron pin; thence now leaving said right-of-way North 83 degrees 38 minutes 48 seconds West 123.11 feet to the point of beginning containing 1.084 acres, more or less.

BEING part of the same property conveyed to ROBERT MATTOX, JR. and wife, VELMA P. MATTOX by deed from T. J. Haston and wife, Linda S. Haston of record in Deed Book 6013, Page 914, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ENCUMBRANCES TO TITLE AS FOLLOWS:

1. Restrictive covenants contained in an instrument of record in Book 5047, Pages 640, 666, 671, 676 and 712, Register's Office for Sumner County, Tennessee, as well as Book 6013, Page 914, as follows:

a. No residence shall be constructed with less than 1200 square fee of living area, excluding garages and porches.
b. All residential buildings must have exterior material to grade (no block foundations left exposed).
c. All residential buildings must be set back at least 100 feet from the public road property line. All detached buildings must be in the rear of dwelling.

d. All barns and related type buildings must be set back 200 feet or more from front property line and 25 feet from side and rear lines.
e. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.
f. There shall be no commercial poultry or swine feeding on any Tracts Nos. 1 through 21.
g. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on Tracts Nos. 1 through 21.
h. These restrictions shall continue in force until the 1st day of May, 1996.

2. Flow of unnamed creek across the premises.

3. 25-foot wide frontage easement across the front of the premises for joint ingress and future utilities serving all purchasers or owners of the 17 tracts shown on Survey of Jennings Property, made by Ernest Medlin, dated October 8, 1982, their heirs, devisees, successors or assigns.

4. All matters shown on the unrecorded survey made by Tommy E. Walker dated 9/29/88.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE. And we do convenant with the said GRANTEE 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.

WE FURTHER covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said land to GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of October, 1988.

Robert Mattox Jr.
ROBERT MATTOX, JR.

Velma P. Mattox
VELMA P. MATTOX

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, appeared ROBERT MATTOX, JR. and wife, VELMA P. MATTOX with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument of their own free will.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 15th day of October, 1988 at Gallatin, Tennessee.

Brenda M. Yates
NOTARY PUBLIC AT LARGE

My Commission Expires: 05/01/90

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater, is $3,200.00.

Robert Metcalf Jr.
AFFIANT

Sworn to and subscribed before me this 15th day of October, 1988.

Brenda M. Yates
NOTARY PUBLIC AT LARGE

My Commission Expires: 05/01/90

**********

THIS INSTRUMENT PREPARED BY:

McCLELLAN, POWERS & EHMLING, P.C.
116 Public Square
Gallatin, TN 37066

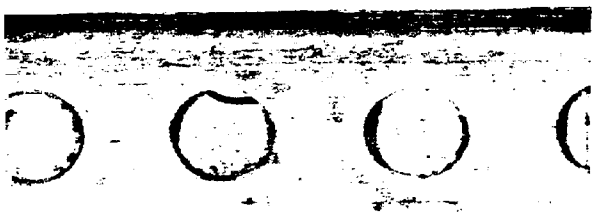
2 5 3 1 1 7

IDENTIF. TREFERENCE

JUL 6 2 54 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2956 07/06 0101 03CHECK 24.84



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

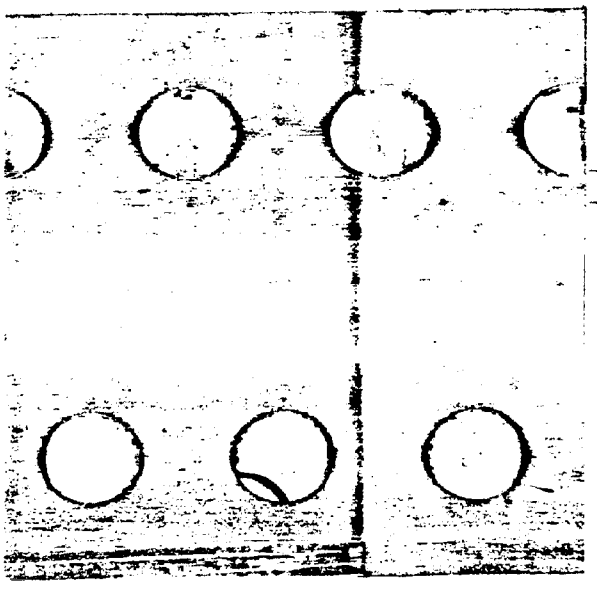
FOR _____

BOOK 8669 PAGE 495



| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| DAMT | 3200.00 |
| CON TX | 11.84 |
| PRFEE | 1.00 |
| [illegible] | 12.00 |
| TOTAL | 24.84 |
| CHECK | 24.84 |

07/06/92 01 14:44 0001 2956

25317.

IDENTIF. TREFERENCE

JUL 6 2 54 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 547733