WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Robert J. Douglas and wife, Teresa Douglas 5158 RAWLINGS ROAD JOELTON, TN. 37080	Same	P/O Map 21 Parcel 88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 16th day of April, 1993.

Notary Public

My Commission Expires:
March 26, 1994

5768 04/19/93 0101 03CHECK 105.50

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Harry M. Gienger, Mary Gienger Evans, Louise Gienger Ray and Audrie Gienger Morrow, Heirs-at-Law of Edwin T. Gienger, hereinafter referred to as Grantors, have bargained and sold, and by these presents does transfer and convey unto Robert J. Douglas and wife, Teresa Douglas, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated October 15, 1992, as follows:

Beginning at a concrete monument (old) in the northerly margin, 25 feet from the center line of Rawlings Road, a corner to Robert J. Douglas (deed book 7014, page 23), and being the most southeast corner of this tract; thence, with the margin of said road and with a curve to the right having a delta angle of 11° 47' 57", a radius of 757.29 feet, an arc length of 155.95 feet, and a chord of South 71° 38' 02" West 155.68 feet to an iron pin (new) in the margin of said road, corner to Tract 2, this survey; thence, leaving said road and with said Tract 2, North 08° 59' 41" East passing an iron pin (new) on the south edge of a branch, and in all a total of 1145.17 feet to an point in the center of said branch, thence, North 85° 31' 05" East 122.75 feet to an iron pin (old), corner to said Douglas; thence, with said Douglas, South 07° 57' 40" West 1106.56 feet to the beginning, containing 3.34 acres more or less.

Being part of the same property conveyed to Edwin T. Gienger and wife, Lola W. Gienger, by deed from Mollie A. Gienger, et al of record in Book 4253, Page 983, said Register's Office, the said Lola W. Gienger having

predeceased her husband and the said Edwin T. Gienger having died intestate with his only heirs-at-law being Harry M. Gienger, Mary Gienger Evans, Louise Gienger Ray and Audrey Gienger Morrow.

The property herein described and conveyed in this instrument is not the usual place of residence of any of the Grantors.

This is unimproved property known as Tract 3 on Rawlings Road, Joelton, Davidson County, Tennessee.

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, thier heirs, successors and assigns forever, and they do covenant with the said Grantees that they are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for taxes for the year 1993 which the Grantees herein assume and agree to pay and as follows:

1. All residences shall contain a minimum of 1,400 sq. ft. one level or 2,000 sq. ft. for two-story living area excluding garage and carport.

2. No swine will be allowed at any time.

3. No commercial enterprises of any kind.

4. Only one dwelling will be allowed on any tract.

5. No unsightly accumulation of rubbish or junk cars in at any time.

6. No temporary or unfinished structures to be lived in at any time.

7. Barns and detached garages must be constructed of a good weatherproof material so as not to be an eye-sore and must be behind residence.

8. All residences shall be set back 100 feet from existing road right-of-way and be at least 20 feet from side lines.

9. No mobile homes allowed at any time.

10. These restrictions shall run with the land for a period of 20 years from April 3, 1993 and shall be binding on and enforceable by the owners and subsequent owners of these tracts, their heirs and assigns during the 20-year period.

AND the said Grantors further covenants and binds themselves, and their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, thier heirs, successors and assigns, against the lawful claims of all persons whomsoever.

10620

IDENTIFICATION REFERENCE

APR 19 8 34 AM '93

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

PICK-UP

WITNESS our hands this 16th day of April, 1993.

Harry M. Gienger

By: Harry M. Gienger by Louise Gienger Ray
Louise Gienger Ray, pursuant to a Special Power of Attorney of record in Book 8915, Page 431, Register's Office for Davidson County, TN

Louise Gienger Ray

Mary Gienger Evans

By: Mary Gienger Evans by Audrey Gienger Morrow
Audrey Gienger Morrow, pursuant Louise Gienger Ray to a Special Power of Attorney of record in Book 8918, Page 430, Register's Office for Davidson County, TN

Audrey Gienger Morrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of April, 1993, before me personally appeared Louise Gienger Ray and Audrey Gienger Morrow, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness our hand and seal, at office in Nashville, Davidson County, Tennessee, this 16th day of April, 1993.

Notary Public

My Commission Expires: March 26, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of April, 1993, before me personally appeared Audrey Gienger Morrow, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Gienger Evans.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 16th day of April, 1993.

Notary Public

My Commission Expires: March 26, 1994

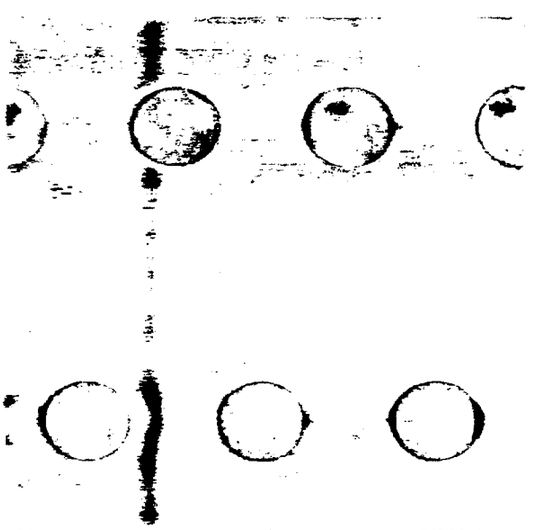
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of April, 1993, before me personally appeared Louise Gienger Ray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Harry M. Gienger.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 16th day of April, 1993.

Notary Public

My Commission Expires: March 26, 1994



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

RECEIVED OF _____

FOR _____

BOOK 8919 PAGE 187

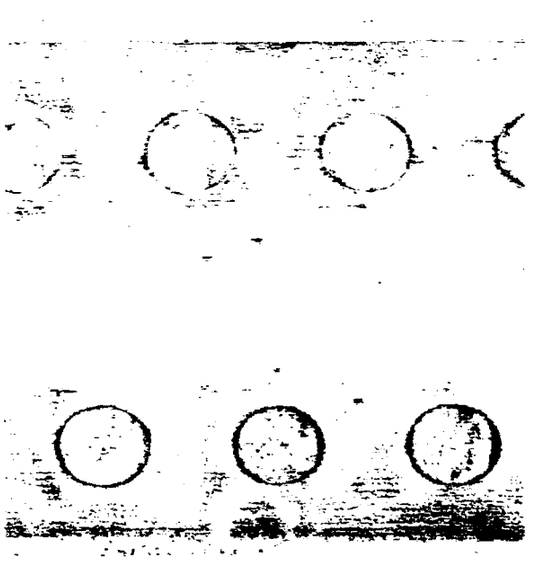
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	12.00
TOTAL	105.50
CHECK	105.50

04/19/93 01 08:34 0001 6568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



I 0 6 2 0

IDENTIFICATION REFERENCE

APR 19 8 34 AM '93

REGISTER'S FEE
DAVIDSON COUNTY, TN

No. 641315