BOOK 8971 PAGE 825 Box 20

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
JAMES S. WELBORN AND WIFE, CAMILLE C. WELBORN TRACT III, BURKITT RD. NASHVILLE, TN	S.A.M.E. 3774 Scuthorn Rd Antioch Tn 37013	MAP PART OF 187-11 PARCEL 5D 20401

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY ANN SMITH AND REGINALD E. YOUNG, CO-TRUSTEES OF THE MARY ANN SMITH UNITRUST ____ _____, HAVE BARGAINED AND SOLD, AND BY THESE PRESENT DO TRANSFER AND CONVEY UNTO THE SAID JAMES S. WELBORN AND WIFE, CAMILLE C. WELBORN _____ THE GRANTEE(S) HEREIN THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING TARCT NO. III ON THE SURVEY OF DALE AND ASSOCIATES JOB NO. 90-078 DATED MARCH 17, 1993 OF THE MARY ANN SMITH PROPERTY IN THE SECOND CIVIL DISTRICT OF METRO NASHVILLE DAVIDSON COUNTY, TENNESSEE THEREAFTER FIRST COUNCILMANIC DISTRICT DESCTIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SITUATED IN THE SOUTHERLY MARGIN OF BURKITT ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED.

THENCE, ALONG SAID ROAD, S 83 DEGREE 52' 42" E, A DISTANCE OF 201.55 FEET TO AN IRON ROD;

THENCE, LEAVING SAID ROAD, S 06 DEGREE 07' 18" W, A DISTANCE OF 1,139.72 FEET TO A POINT IN THE CENTER OF INDIAN CREEK;

THENCE, WITH SAID INDIAN CREEK, N 47 DEGREE 33' 20" W, A DISTANCE OF 35.77 FEET TO A POINT;

THENCE, N 55 DEGREE 57' 27" W, A DISTANCE OF 195.49 FEET TO A POINT;

THENCE, LEAVING SAID CREEK, N 06 DEGREE 07' 18" E, A DISTANCE OF 1,027.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARY ANN SMITH AND REGINALD E. YOUNG, TRUSTEES OF THE MARY ANN SMITH TRUST BY DEED FROM MARY ANN SMITH, UNMARRIED OF RECORD IN BOOK 8824, PAGE 90, AND BY DEED OF CORRECTION OF RECORD IN BOOK 8914, PAGE ~~419~~ 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE FOLLOWING RESTRICTIONS WILL RUN WITH THE LAND AND BE AN ENCUMBRANCE AGAINST THE PROPERTY UNTIL MAY 1, 2018:

(1). NO TRAILERS, MOBILE HOMES OR MODULAR HOMES.
(2). NO SWINE OR COMMERCIAL POULTRY MAY BE KEPT ON THE PROPERTY.
(3). NO STORAGE OF JUNK CARS, STORAGE OF BUILDING MATERIALS OR ANY OTHER OFFENSIVE OR UNSIGHTLY STORAGE MAY BE PLACED ON SAID LOTS.
(4). NO TRAILERS, BASEMENT HOUSES, BARNS OR GARAGES MAY BE USED AS TEMPORARY OR PERMANENT LIVING QUARTERS.
(5). BARNS AND ALL OUTBUILDINGS SHALL BE CONSTRUCTED BEHIND HOUSE LOCATION.
(6) NO RESIDENCE SHALL BE CONSTRUCTED WITH LESS THAN 1,600 SQ. FT. OF LIVING AREA, EXCLUDING GARAGES AND PORCHES.

THIS IS UNIMPROVED PROPERTY KNOWN AS: TACT III, BURKITT RD., NASHVILLE, 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, 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 THE LAWFUL CLAIMS OF ALL PERSONS, WHOMSOEVER.

WHENEVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDER.

WITNESS OUR HANDS THIS 2 DAY OF June, 1993.

Reginald E. Young

Mary Ann Smith

Reginald E. Young- Trustee

STATE OF MISSOURI
COUNTY OF Mississippi

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED REGINALD E. YOUNG CO-TRUSTEE OF THE MARY ANN SMITH UNITRUST, THE BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED .

WITNESS MY HAND AND OFFICIAL SEAL AT Charleston, MISSOURI ON THIS 2nd DAY OF June, 1993.

Karen Pullen
NOTARY PUBLIC
Karen Pullen- Commissioned in Scott County, Missouri

MY COMMISSION EXPIRES: 9/27/96

STATE OF Tenn
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED MARY ANN SMITH CO-TRUSTEE OF THE MARY ANN SMITH UNITRUST, THE BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT Nashville, TN ON THIS 3rd DAY OF June, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

2 6 9 1 8

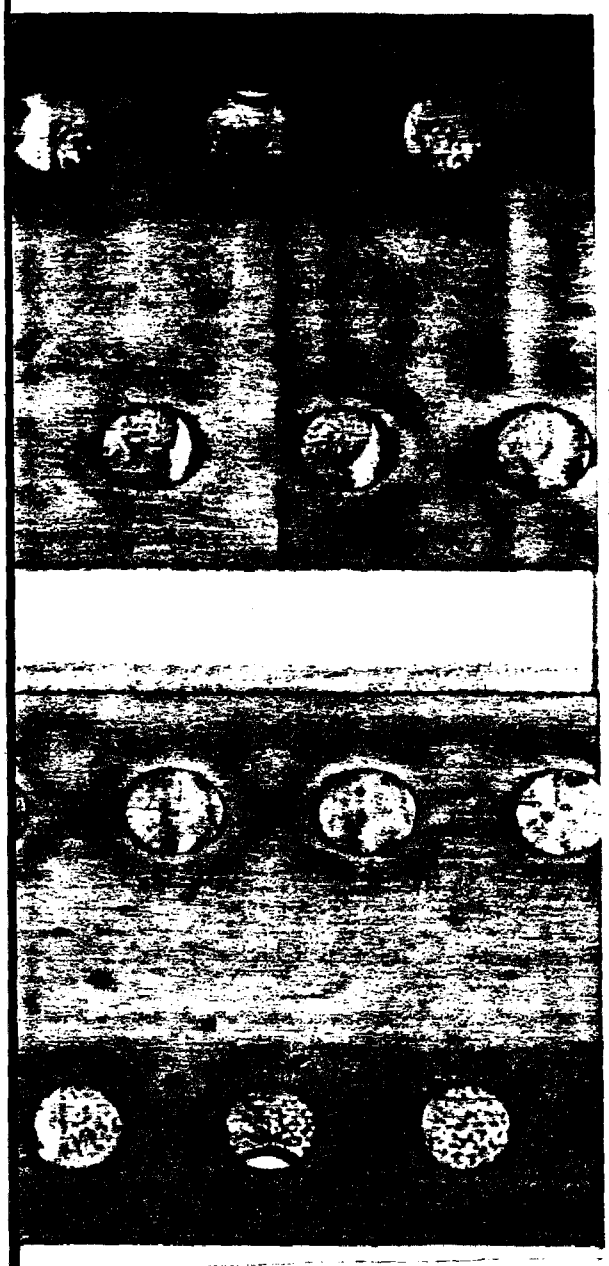
IDENTIFICATION REFERENCE

JUN 4 1 38 PM '93

FELIX Z. ROBINSON III REGISTER
DAVIDSON COUNTY, TN

1991 06/04 01 CHECK 194.00

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON, 3221 NOLENSVILLE RD., STE. #1, NASHVILLE, TN 37211
(615) 833-5858



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

RECEIVED OF _____

FOR _____

BOOK 8971 PAGE 827

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	30000.00
			CON TX	185.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	194.00
			CHECK	194.00
06/04/93	01	13:39	0001	3791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26.9.18

IDENTIFICATION REFERENCE

JUN 4 1 30 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659127