BOOK 8971 PAGE 828 Bay 20-A

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
KENNETH N. BASON AND WIFE, DEBORAH J. BASON TRACT I, BURKITT RD. NASHVILLE, TENNESSEE	S,R,M,E. ~~2315708~~ 219 Gelaneia Dr 37013	MAP PART OF PARCEL 187-0-11 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 KENNETH N. BASON AND WIFE, DEBORAH J. BASON 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 TRACT NO. I 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 DESCRIBED 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 74 DEGREE 47' 17" E, A DISTANCE OF 10.17 FEET TO AN IRON ROD;

THENCE, S 89 DEGREE 35' 20" E, A DISTANCE OF 100.50 FEET TO A CONCRETE MONUMENT;

THENCE, S 83 DEGREE 52' 42" E, A DISTANCE OF 351.41 FEET TO AN IRON ROD.

THENCE, LEAVING SAID ROAD, S 06 DEGREE 07' 18" W, A DISTANCE OF 763.94 FEET TO A POINT IN THE CENTER OF INDIAN CREEK.

THENCE, WITH SAID CREEK, N 37 DEGREE 52' 09" W, A DISTANCE OF 21.63 FEET TO A POINT;

THENCE, N 39 DEGREE 56' 44" W, A DISTANCE OF 119.05 FEET TO A POINT;

THENCE, N 36 DEGREE 57' 16" W, A DISTANCE OF 153.08 FEET TO A POINT;

THENCE, N 19 DEGREE 25' 42" W, A DISTANCE OF 202.17 FEET TO A POINT;

THENCE, N 37 DEGREE 30' 43" W, A DISTANCE OF 155.69 FEET TO A POINT;

THENCE, N 08 DEGREE 57' 42" W, A DISTANCE OF 234.12 FEET TO A POINT.

THENCE, N 04 DEGREE 44' 21" E, A DISTANCE OF 24.42 FEET TO A POINT OF BEGINNING AND CONTAINING 5.01 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: TRACT I, (5 ACRES) 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 3 DAY OF June, 1993.

Reginald E. Young

Mary Ann Smith

Reginald E. Young- Trustee

STATE OF TENNESSEE
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 SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED .

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE ON THIS 3 DAY OF June, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: **************************************

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 UNISTRUST , 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 ~~NASHVILLE, TENNESSEE~~ 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 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 3 DAY OF June, 1993

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

2 6 9 1.

IDENTIFICATION REFERENCE

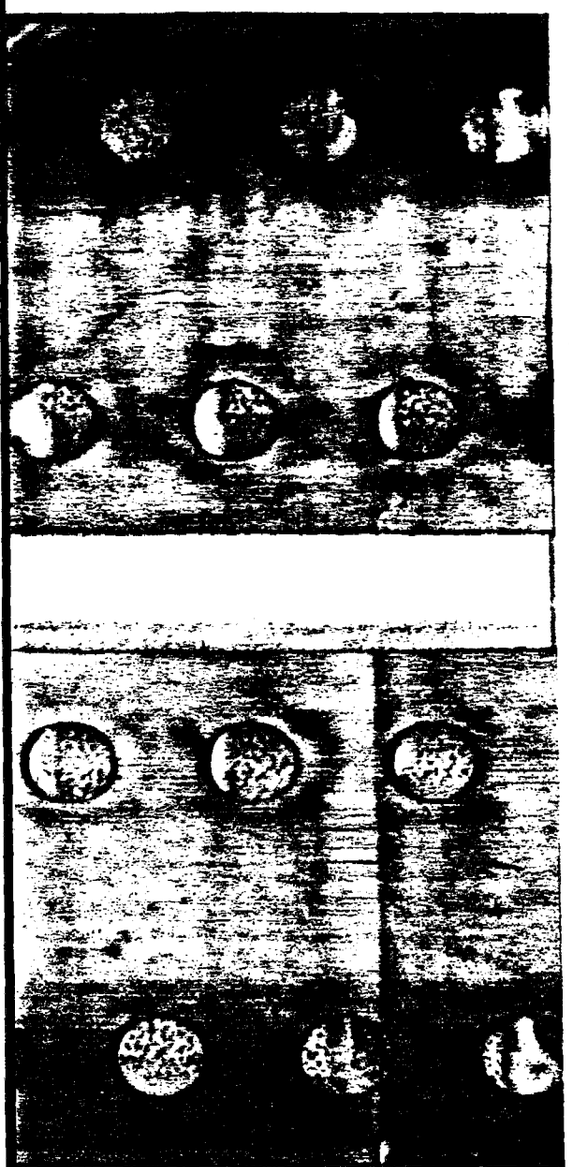
JUN 4 1 30 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3792 06/04 01:01 PM

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 830

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 194.00
				CHECK 194.00
		06/04/93	01	13:39 0001 3792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 9 1 9

IDENTIFICATION REFERENCE

JUN 4 1 30 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659128