BOOK 8985 PAGE 574

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert E. Ellis 1409 Oakland Access Dr. Madison, Tn. 37115	Same as New Owner	Map 23 Parcel 146 Field Bk. 10D 52021

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DOROTHY M. HAVERLY, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ROBERT E. ELLIS and wife, EVELYN S. ELLIS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tract No. 2 on the Plan of the Subdivision of the Dorothy N. Haverly property, of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said property and the easements and other matters affecting same.

BEING a part of the same property conveyed to Dorothy M. Haverly and husband, R. D. Haverly, Jr., by deed from Richard L. McGaugh of record in Book 4771, page 834, Register's Office for Davidson County, Tennessee, and the said R. D. Haverly, Jr. having since died, the property is now vested in Dorothy M. Haverly, in fee simple.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is improved property on Lickton Pike, Goodlettsville, TN 37072.

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EASEMENTS: This conveyance is made subject to the following easements:

1. An Easement for a subsurface sewage disposal system to serve Tract #3 on the Plan of the Dorothy M. Haverly Property of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, said easement being more particularly and specifically described as follows:

   LAND in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated March 11, 1993, as follows:

   BEGINNING at an iron pin, the most southwest corner of this easement, and being the most southwest corner of Lot 2, Dorothy M. Haverly Property of record in Plat 6200, page 897, Register's Office, Davidson County, Tennessee; thence, with the westerly line of said Lot 2, N. 17 deg. 14 min. 09 sec. E. 139.18 feet to a point in said line; thence, S. 34 deg. 58 min. 45 sec. E. 120.95 feet to a point; thence, S. 55 deg. 01 min. 15 sec. W. 110.00 feet to a point in the line of said Lot 2; thence, N. 34 deg. 58 min. 45 sec. W. 35.67 feet to the beginning, containing 0.20 acre, more or less.

2. Subject to a 5.0 foot right-of-way easement for Lickton Pike.

31558
IDENTIF. ◆ REFERENCE
93 JUN 18 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RESTRICTIVE COVENANTS: The following restrictive covenants shall be covenants running with the land and may be enforced by the GRANTOR, or her respective heirs or personal representatives, or by any adjoining property owner for a period of twenty-five (25) years from date hereof:

1. No single or double wide mobile home or modular home shall be permitted on the property described hereinabove, either temporarily or permanently.

2. Any home that may be constructed on the property described hereinabove must contain a minimum of 1,500 square feet of improved living area on the main floor, excluding garages, carports and breezeways.

3. Foundations are to be faced with brick or stone.

4. Any detached garages, carports, utility buildings or barns must be stained or painted to coordinate with home.

5. No unfinished basement homes permitted, either temporarily or permanently.

6. No swine, poultry, junk cars, trucks, motorcycles, etc. permitted.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties and placed in escrow by the Escrow Closing Attorney and which will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to any and all matters as they appear on the Plan of the Subdivision of the Dorothy M. Haverly property of record in Book 6200, page 897, said Register's Office.

And I, the GRANTOR, do further covenant and bind my self, my 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.

WITNESS our hands on this the 15th day of June, 1993.

"GRANTOR"

Dorothy M. Haverly
DOROTHY M. HAVERLY

"GRANTEES"

Robert E. Ellis
ROBERT E. ELLIS

Evelyn S. Ellis
EVELYN S. ELLIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY M. HAVERLY and ROBERT E. ELLIS and wife, EVELYN S. ELLIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of June, 1993.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

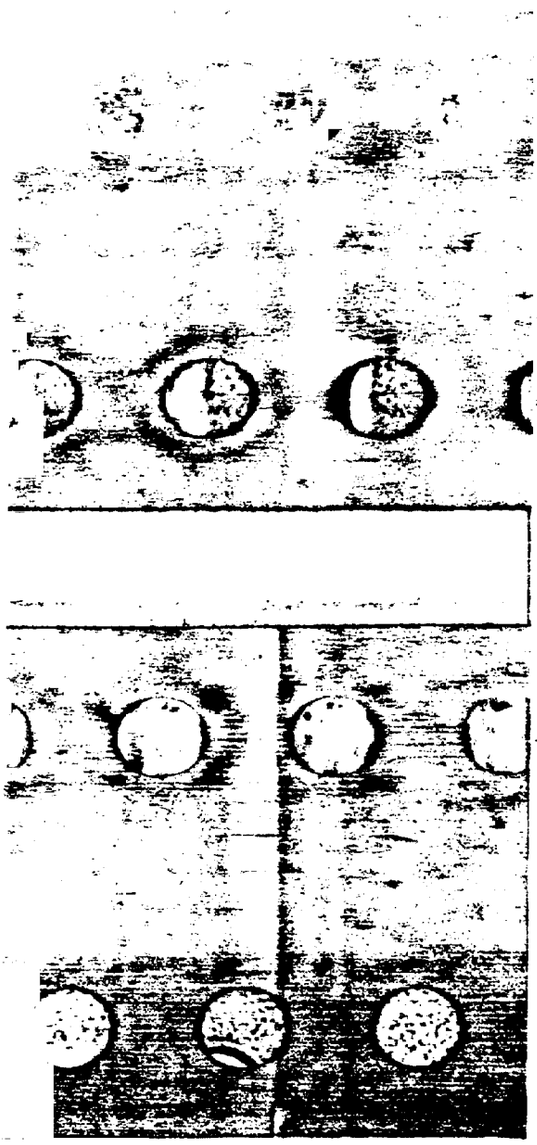
The actual consideration or value, whichever is greater, for this transfer is $131,500.00.

Robert E. Ellis
Affiant

Sworn to and subscribed before me, this the 15th day of June, 1993.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/29/93



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

RECEIVED OF _____

FOR _____

BOOK 8985 PAGE 577

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	
				131500.00
			CON TX	486.55
			PRFEE	1.00
			WDEED	12.00
			TOTAL	499.55
			CHECK	499.55
06/18/93	01		08:33 0001	8932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31558
IDENTIF. ◆ REFERENCE

93 JUN 18 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664188