Mail

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.
Anne Marie McClanahan 519 Annex Ave Nashville, Tn. 37209	Same as New Owner	Map 23 Parcel 145 Field Bk. 10D 52022

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 ANNE MARIE McCLANAHAN, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tract No. 1 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.

EASEMENTS AND LICENSES: This conveyance is made subject to the following easements and licenses:

1. A perpetual license is granted to the owner of Tract No. 2 on the Plan of the Subdivision of the Dorothy M. Haverly Property of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, for a water meter and supply line located on Tract No. 1 and an easement for ingress for the upkeep and maintenance of same.

2. An easement for ingress and egress across the existing driveway of the property hereinabove described to the owner of Tract No. 2 on the Plan of Subdivision of the Dorothy M. Haverly Property of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, for a period of One Hundred Eighty (180) days from the date of this deed, at which time the said easement shall terminate and be of no further force or effect, whatsoever.

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

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 GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 9th day of June, 1993.

"GRANTOR"
Dorothy M. Haverly
DOROTHY M. HAVERLY

"GRANTEE"
Anne Marie McClanahan
ANNE MARIE McCLANAHAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

8975 06/18 0101 03CHECK 168.10

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY M. HAVERLY and ANNE MARIE McCLANAHAN, 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 9th day of June, 1993.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Anne Marie McClanahan
Affiant

Sworn to and subscribed before me, this the 9th day of June, 1993.

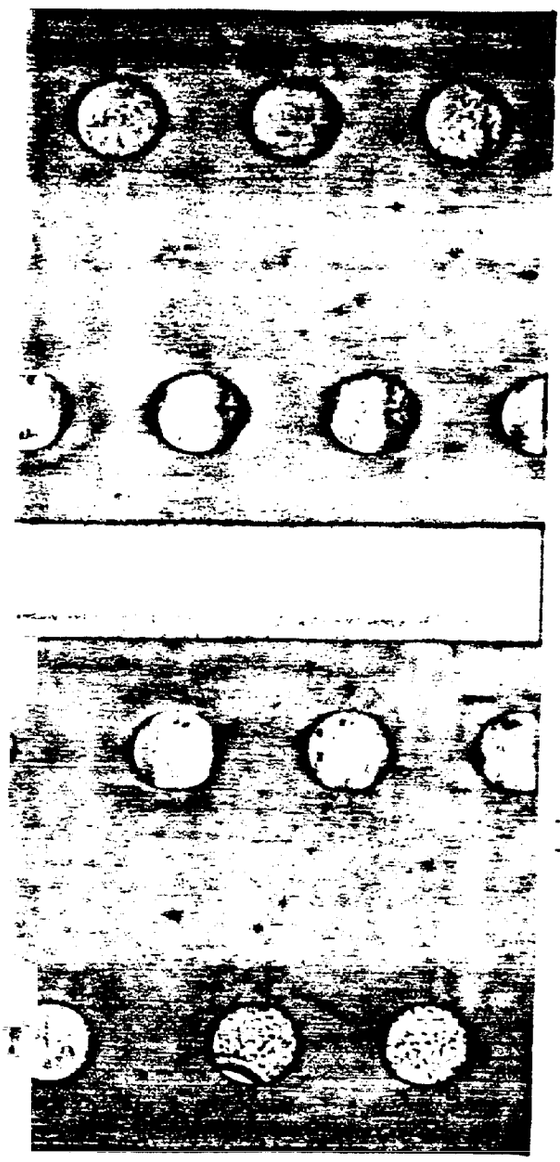
Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93

93 JUN 18 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 31601



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

RECEIVED OF _____

FOR _____

BOOK 8985 PAGE 711

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 8.00
TOTAL 168.10
CHECK 168.10

06/18/93 01 09:15 0001 8975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31601
IDENTIF. ↑ REFERENCE

93 JUN 18 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664231