THIS INSTRUMENT PREPARED BY:

mail

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

WARRANTY DEED

BOOK 9058 PAGE 373

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Deborah L. Pierce 5134 Lickton Pike Goodlettsville, Tn. 37072	Same as New Owner	Map 23 Parcel 145 Field Book 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, ANNE MARIE McCLANAHAN, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DEBORAH L. PIERCE, 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 M. Haverly Property of record in Plat Book 6200 at page 897, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anne Marie McClanahan by deed from Dorothy M. Haverly of record in Book 8985, page 709, Register's Office for Davidson County, Tennessee.

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

The current mailing address for said property is 5134 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 the Subdivision of the Dorothy M. Haverly Property of record in Book 6200, page 897, Register's Office for Davidson County, Tennessee, which shall terminate on December 6, 1993.

3. Subject to a 5.0 foot right-of-way 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 June 9, 1993:

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 will be paid in full by the Escrow Closing Attorney, when due.

2. Subject to any and all matters as they may appear on the Plan of the Subdivision of the Dorothy M. Haverly property of record in Book 6200, page 897, said Register's Office, including a 5.0 foot right of way easement for Lickton Pike.

And I, the GRANTOR, do further covenant and bind myself, 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.

JOINDER OF SPOUSE: ROY L. McCLANAHAN, husband of ANNE MARIE McCLANAHAN, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise, but makes no warranties concerning same.

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WITNESS our hands on this the 25th day of August, 1993.

"GRANTOR"

Anne Marie McClanahan
ANNE MARIE McCLANAHAN

Roy L McClanahan
ROY L. McCLANAHAN

"GRANTEE"

Deborah L. Pierce
DEBORAH L. PIERCE

93 AUG 25 AM 8:

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IDENTIF. & REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE MARIE McCLANAHAN and husband, ROY L. McCLANAHAN and DEBORAH L. PIERCE, 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 25th day of August, 1993.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

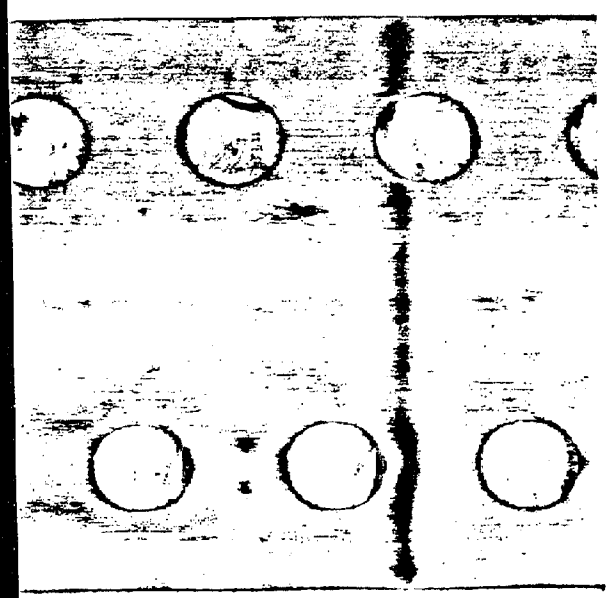
The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

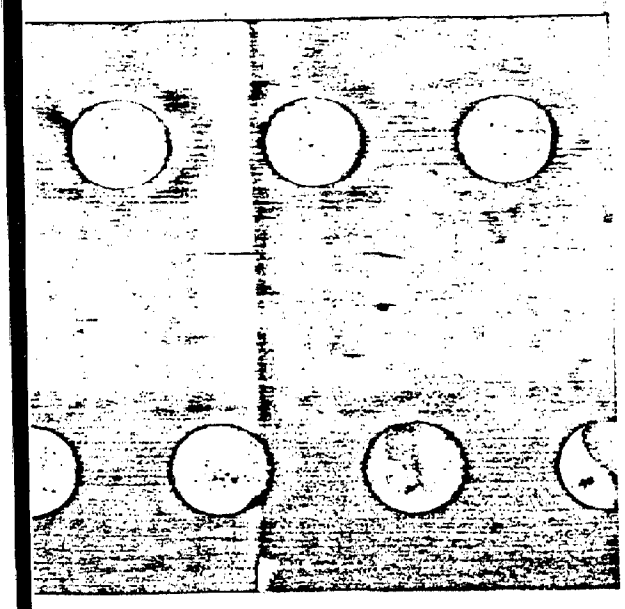
Deborah L. Pierce
Affiant

Sworn to and subscribed before me, this the 25th day of August, 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 9058 PAGE 375

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/26/93 01 07:32 0001 4049

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IDENTIF. & REFERENCE

93 AUG 25 AM 9:33

REGISTER
DAVIDSON COUNTY, TN.

No. 690349