THIS INSTRUMENT PREPARED BY:

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

2968 12/13 0101 03CHECK 161.00

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joe Seigenthaler, et ux 1409 Bella Vista Blvd. Nashville, TN 37207	Same as New Owner	P/O Map 12 Parcel 34 Field Book 10D 21865

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, CATHERINE W. KINLE, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JOE SEIGENTHALER and wife, CHARLENE SEIGENTHALER, 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:

A certain tract or parcel of land in the Eleventh Councilmanic District of Davidson County, Tennessee, being Tract No. 1 on the boundary survey of the Catherine W. Kinle Property, described according to a survey dated September 17, 1993, and revised November 8, 1993, by Ray G. Cole, Registered Land Surveyor No. 914 (Job Number 93-873) as follows:

BEGINNING at a concrete right-of-way monument located in the southerly margin of U.S. Highway 41-W at the southwest corner of its intersection with Williamson Road; thence, with the northerly margin of Williamson Road for four calls: South 47 deg. 59' 37" West 108.02 feet to a concrete monument; thence, South 82 deg. 43' 30" West 152.32 feet to an iron pin; thence, North 88 deg. 40' 37" West 225.58 feet to an iron pin; thence, North 85 deg. 53' 46" West 164.23 feet to an iron pin; thence, leaving Williamson Road North 52 deg. 28' 02" West 230.00 feet to an iron pin; thence, North 47 deg. 16' 57" East 510.36 feet to an iron pin in the southerly margin of U.S. Highway 41; thence, with said margin of said Highway, South 46 deg. 07' 04" East 593.96 feet to the point of beginning and containing 5.21 acres, more or less.

BEING a part of the same property conveyed to Catherine W. Kinle by deed from Elizabeth Williamson, a widow, of record in Book 5585, page 460, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated September 17, 1993, and revised November 8, 1993, by Ray G. Cole, Registered Land Surveyor, No. 914.

This is unimproved property located at the intersection of Highway 41 and Williamson Road, Goodlettsville, Tennessee.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTY HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF TWENTY FIVE (25) YEARS FROM DATE:

1. No single mobile homes, double wide or modular homes shall be permitted on the said property, temporarily or permanently, for any purpose.

2. The foregoing restrictive covenants may be enforced by the GRANTOR, or by the owner of Tract No. 2 on the boundary survey of the Catherine W. Kinle Property, recorded simultaneously herewith.

3. The foregoing restrictions may be enforced by injunction and/or damages in the Chancery or Circuit Courts for Davidson County, Tennessee.

4. If the foregoing restrictions are violated, the violating party agrees to pay to the enforcing party all of the enforcing party's attorney's fees, court costs and other legal expenses usual or incidental to the enforcement of these restrictions.

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 will be paid at closing.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: CHARLES KINLE, husband of CATHERINE W. KINLE, 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.

WITNESS our hands on this the 10th day of December, 1993.

"GRANTOR"

Catherine W. Kinle
CATHERINE W. KINLE

Charles Kinle
CHARLES KINLE

"GRANTEES"

Joe Seigenthaler
JOE SEIGENTHALER

Charlene Seigenthaler
CHARLENE SEIGENTHALER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE W. KINLE and husband, CHARLES KINLE, and JOE SEIGENTHALER and wife, CHARLENE SEIGENTHALER, 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 10th day of December, 1993.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me, this the 10th day of December, 1993.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93

95783

IDENTIF. & REFERENCE

93 DEC 13 AM 9:13

REGISTER

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

RECEIVED OF _____

FOR _____

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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	AMT	TOTAL PAID
					40000.00
				CON TX	148.00
				PRFEE	1.00
				WDEED	12.00
				TOTAL	161.00
				CHECK	161.00
			12/13/93	01	09:14 0001 2968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95783
IDENTIF. # REFERENCE

93 DEC 13 AM 9:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 732984