36262

IDENTIF. & REFERENCE

This Instrument Prepared By:

SCHULMAN, LeROY & BENNETT, P.C. PM 3:24
P. O. Box 190676
Nashville, TN 37219-0676

FROM: Sue Walker Johnston

FROM: H. Michael Bennett, Trustee

PICK-UP

AND

BOOK 9304 PAGE 388

TO: H. Michael Bennett, Trustee

TO: Karl Johnston and wife, Sue Walker Johnston

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Karl Johnston and wife Sue Walker Johnston P. O. Box 82 Joelton, TN 37080	Same	M - 15 P-Part of 17 and P-20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

H. Michael Bennett
Affiant

SWORN TO AND SUBSCRIBED before me this the 31st day of March 1994.

Melanie L. Gabbert
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-22-97

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF $1.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

I, SUE WALKER JOHNSTON, by these presents do hereby Quitclaim and convey unto H. Michael Bennett, Trustee, his successors and assigns, the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

TRACT ONE

A certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, as follows:

SITUATED 14 miles northwest of Nashville on a private road, about 600 feet from the paved road, and described as follows:

BEGINNING at a poplar, Isaac Shane's Southeast corner and running with his line North 2 1/4° East 28 3/5 poles to a stake his northeast corner; thence, with his north boundary line South 88° West 50 3/5 poles to a stake in said line, Mrs. Caroline Peasoner's southeast corner; thence, North 1° East passing an apple tree at 29 4/5 poles in all 61 6/10 poles to a stake; thence, North 55° East 6 poles meandering with a branch; thence, North 1° East 8 poles; thence, North 4.52 poles to a hickory on the north side of said branch; thence North 49 1/2° East 32 poles; meandering with said branch; thence, North 68 1/2° East 14 1/2 poles; thence, North 60 1/4° East 10 3/5 poles; thence South 89° East 9.39 poles; thence North 86 1/2° East 10 8/10 poles to a white walnut on the east side of branch; thence South 15 1/2° East 34 poles to a stake; thence, South 9° East 56 poles to a poplar; thence, South 13 1/4° East 36 poles meandering with branch to a black gum; thence, South 18 1/2° West 22 3/5 poles to a black oak corner; thence, North 88° West 43 poles to the beginning corner, containing 62-103/160 acres, more or less.

BEING the same property conveyed to Sue Walker Johnston by deed from Emma Mae Walker, a widow, of record in book 5832, page 774, Register's Office for Davidson County, Tennessee.

TRACT TWO

LAND IN DAVIDSON COUNTY, TENNESSEE, SITUATED in the 14th Civil District described according to an unrecorded survey made by G & G Engineering Company, on November 2, 1968, as follows, to-wit:

BEGINNING at a point, this point being an iron pin, 30 feet east of the center line of the Springfield Highway, approximately 961 feet northwest along the easterly ROW line of the Springfield Highway from the centerline of Morgan Road; thence, northwesterly 150.0 feet, along the easterly ROW line of the Springfield Highway to an iron pin; thence, N 79° 16' E, 1457.7 feet to an iron pin; thence, S 02° 30' E, 143.8 feet along a fence, bounded by the J.T. Reeves property to an iron pin; thence, S 79° 16' W, 1387.0 feet to an iron pin, this being the point of beginning, containing 4.8 acres more or less.

This property is subject to the following restrictions as set forth in instrument of record in Book 4290, page 798, Register's Office for Davidson County, Tennessee:

1. All houses shall contain a minimum of 1,200 sq. ft. of living area excluding garages, porches, or patios, and be constructed of at least 75% brick or stone veneer on exterior to grade;

2. All houses shall have a minimum set back line from road right-of-way of 100 ft. and 20 ft. off either side line;

3. No tract shall be redivided;

4. No temporary houses or trailers shall be permitted;

5. All barns and extra buildings shall set back behind main residence at least 300 ft;

6. No swine shall be kept within 700 ft. of the road right-of-way;

7. House on Tract #2 must be repaired or torn down within two years;

8. Barn is on line of tracts 3 & 4 and is to be torn down within 2 years and material divided equally between the two owners; and

9. These Restrictions shall run with the land and be binding on any and all property owners for a period of not less than 25 years.

BEING the same property conveyed to Emma Walker by deed from White's Creek Bank and Trust Company of record in book 4290, page 798, Register's Office for Davidson County, Tennessee. The said Emma Walker having died a widow and intestate on October 20, 1993 leaving as her sole heir-of-law, her daughter, Sue Walker Johnston.

AND, NOW, I, the said H. Michael Bennett, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby Quitclaim and convey the same property hereinabove described and set forth, to which reference is hereby made, to KARL JOHNSTON and wife, SUE WALKER JOHNSTON. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

5TH **IN WITNESS WHEREOF** we have hereunto set our hands on this the day of March 1994.

Sue Walker Johnston
SUE WALKER JOHNSTON

H. Michael Bennett
H. MICHAEL BENNETT, 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 SUE WALKER JOHNSTON, the bargainor, 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 the 5th day of March 1994.

Faye S. Ford
Notary Public

My Commission Expires: 1/27/96

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 H. MICHAEL BENNETT, Trustee, the bargainor, 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 Nashville, Tennessee, on this the 31st day of March 1994.

Melanie L. Fuller
Notary Public

My Commission Expires: 11-22-97

C:\HMB\REAL\JOHNSTON.SUE\1973-650

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