(1)

This Instrument Prepared By:
JOSEPH B. PITT, JR., ATTORNEY
First American Center
Nashville, TN 37238
00273892, Box 35

BOOK 9394 PAGE 462

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Patrick M. Whelan 21 Vaughn's Gap #3 Nashville, TN 37205	Owner	Map 1.69 Parcel 40.02

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Patrick M. Whelan and wife, Robyn C. Whelan, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, we, John Hall Haselton and wife, Janet B. Haselton, Lisa Haselton Jones and husband Richard D. Jones, Gail H. Hirshbrunner (also known as Gayle Haselton Hirshbrunner) and husband, Thomas Hirsbrunner, and James Russell Haselton and wife, Amanda H. Haselton, have this day bargained and sold, and does hereby transfer and convey unto the said Patrick M. Whelan and wife, Robyn C. Whelan, the Grantee herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

94 JUL -1 AM 9:34
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

66761
DEED REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Patrick M. Whelan
Affiant

Subscribed and sworn to before me, this the 29th day of June, 1994.

Linda V. Jones
Notary Public

My Commission Expires: 11-10-97

This is improved ( ) unimproved (x) property, known as:

8742 Haselton Road, Nashville, Tennessee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their (successors), heirs and assigns, forever, they covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for matters shown on Schedule B, attached hereto.

WE FURTHER COVENANT AND BIND ourself, our (successors), heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of June, 1994.

John Hall Haselton

Janet B. Haselton

Lisa Haselton Jones

Richard D. Jones

Gail H. Hirshbrunner

Thomas Hirshbrunner

James Russell Haselton

Amanda H. Haselton

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared, John Hall Haselton and wife, Janet B. Haselton, Lisa Haselton Jones and husband, Richard D. Jones, Gail H. Hirsbrunner and husband, Thomas Hirshbrunner, and James Russell Haselton and wife, Amanda H. Haselton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 29th day of June, 1994.

NOTARY PUBLIC

Commission expires: 11-10-97

Land in the Ninth Civil District of Davidson County, Tennessee, described according to a survey by Steve Draper, Draper Surveying Service, May 2, 1963, as follows:

Beginning at a concrete monument in the northerly margin of an unnamed graded gravel roadway, and being in the north line of the W. E. Stephens land at a point north 88 degrees 30 minutes west 585 feet from the southeast corner of the property conveyed to Clifford H. Sargent, et al, by deed of record in Book 2746, page 187, Register's Office for Davidson County, Tennessee; thence with said W. E. Stephens' line north 88 degrees 30' west 431 feet to an iron pin; thence north 1 degree 30' east 300 feet to an iron pin; thence south 88 degrees 30' east 431 feet to an iron pin; thence south 1 degree 30' west 300 feet to the point of beginning.

Being the same property conveyed to John Hall Haselton, Lisa Haselton Jones, Gayle Haselton Hirshbrunner and James Russell Haselton, by Executor's Quitclaim Deed from Wilfred Emil Hall Haselton, as Executor under the Will of Ebba Haselton Norlander, deceased, of record in Book 9345 page 79, Register's Office for said County.

1332 07/24 0101 03CHECK 294.50

EXHIBIT B

This conveyance is made subject to the following:

1. Taxes for 1994, a lien, not yet due and payable.

2. Restrictive Covenants contained in an instrument of record in Book 3538, page 145, Register's Office for Davidson County, Tennessee.

3. The following restrictions which will remain in effect for a period of fifty (50) years from the date of this deed, to-wit:

a. This tract of real property shall not be used for any purpose except for residential purposes, and no residential building shall be constructed, altered or used for occupancy by more than one family.

b. No part of said real property shall be subdivided or reconveyed so as to permit a building lot area of less than the original parcel described in Exhibit A.

c. Any residential structure constructed on said real property shall contain not less than two thousand five hundred (2500) square feet of enclosed floor space, excluding any attached garage or below grade basement area. The exterior walls of such residential structure above grade shall be of stone, brick or masonry brick (but not concrete block or field stone), or wood (painted) or weathered unpainted western cedar or equivalent, over at least 75% of said area, exclusive of windows and doors. The fireplace may be of stone. The roof of such residential structure shall have a slope of not less than three (3) inches of vertical rise per twelve (12) inches of horizontal distance.

d. Nothing herein shall be deemed to prevent the use of a portion of any residence as an office for any business or profession conducted by the occupant of such residence; provided that not more than one-fourth (1/4) of the total area of such residence shall be devoted to such office space.

e. No noxious or offensive trade or activity shall be conducted or maintained on the real property herein conveyed, nor shall anything be done which can constitute a nuisance.

f. Nothing herein shall be deemed to prevent the construction of any barn, garage or other out-building on said real property; but any such barn, garage or out-building shall be located on the westerly one-half of the property herein conveyed.

g. No trailer, basement home, tenant garage, barn or other out-building shall be erected or used as either temporary or permanent residence and no outside privy or toilet shall be erected.

h. If any owner or occupant of the property hereinabove described shall violate or attempt to violate any of the covenants or restrictions contained herein, then the grantors herein, or any of their successors in interest, at any time may institute proceedings at law or in equity against the person or persons violating or attempting to violate said covenants and restrictions, to prevent such violation by injunction, or to recover damages for such violation.

i. If any one or more of the covenants or restrictions herein contained are declared invalid by order of any Court having jurisdiction, such invalidation shall in no way affect any other restriction herein contained, all of which shall remain in full force and effect, each restriction being treated as a separate covenant.

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	TOTAL PAID

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 16.00
TOTAL 294.50
CHECK 294.50

07/01/74 01 09:34 0001 2330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66761 IDENTIFICATION REFERENCE

94 JUL -1 AM 9:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 808990