STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 10/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072 BASED UPON INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANN ROGERS (NAME)	SAME (NAME)	MAP 32
11 Music Square E. Suite 305 (ADDRESS)	(ADDRESS)	PARCELS 21
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	& 139

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, G. MICHAEL BENNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANN ROGERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being described according to an unrecorded survey by R.L. Montoya Land Surveying, Inc., P.O. BOX 471, Goodlettsville, TN 37172, Tennessee License No. 697, dated June 13, 1994, as follows: BEGINNING at a point in the centerline of a 40-foot Ingress-Egress Easement also said point being in the northerly terminus of Jackson Road and also being the northerly corner of Jessie B. Jackson's property as evidenced in Deed Book 4846, page 448, R.O.D.C., TN; thence, running with the centerline of the aforementioned 40' Ingress-Egress Easement North 03 degrees 44 minutes 35 seconds East 123.98 feet to a point; thence, with a curve to the left having a delta of 15 degrees 00 minutes 00 seconds, a radius of 400.00 feet, a tangent of 52.66 feet and a length of 104.72 feet to a point; thence, North 12 degrees 24 minutes 11 seconds West 45.89 feet to the actual point-of-beginning for this hereon described tract; thence, leaving the centerline of said 40 foot Ingress-Egress Easement North 64 degrees 05 minutes 50 seconds West 194.78 feet to a point; thence North 82 degrees 29 minutes 08 seconds West 573.85 feet to a point in the easterly line of W. C. Talley's line as evidenced in Deed Book 2634, page 474, R.O.D.C. TN; thence, North 06 degrees 30 minutes 48 seconds West 165.09 feet to a corner post, said point being the northeast corner of the W. C. Talley property; thence, North 77 degrees 45 minutes 29 seconds West 363.54 feet to a point in the northerly line of the aforementioned W. C. Talley's property; thence North 55 degrees 10 minutes 15 seconds East 454.41 feet to a point in the centerline of the aforementioned 40 foot Ingress-Egress Easement; thence, for the next 8 calls running with the centerline of said Easement South 63 degrees 14 minutes 35 seconds East 348.12 feet to a point; thence with a curve to the left having a delta of 30 degrees 00 minutes 00 seconds, a radius of 400.00 feet, a tangent of 107.18 feet and a length of

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR THE CONTINUATION OF THE LEGAL DESCRIPTION

unimproved (XX) This is improved ( ) property, known as _____ Jackson Road
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever 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 my hand this 30th day of June 19 94

G. MICHAEL BENNETT

BOOK 930 PAGE 867

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 G. MICHAEL BENNETT

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 GOODLETTSVILLE, Tennessee, this 30th day of June 19 94

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

209.44 feet; thence with a curve to the right having a delta of 48 degrees 00 minutes a radius of 140.00 feet, a tangent of 62.33 feet, and a length of 117.29 feet to a point; thence south 45 degrees 14 minutes 36 seconds East 50.00 feet to a point; thence with a curve to the right having a delta of 44 degrees 00 minutes 00 seconds a radius of 170.00 feet, a tangent of 68.68 feet, and a length of 130.55 feet to a point; thence South 05 degrees 38 minutes 31 seconds East 130.38 feet to a point; thence with a curve ot the left having a delta of 17 degrees 30 minutes 00 seconds a radius of 320.00 feet, a tangent of 49.25 feet, and a length of 97.74 feet to a point; thence South 12 degrees 24 minutes 11 seconds East 44.66 feet to the point of beginning, containing 8.00 acres, more or less.

THIS CONVEYANCE IS MADE SUBJECT TO THE 40-FOOT INGRESS/EGRESS EASEMENT SHOWN ON SAID SURVEY.

Being the same property conveyed to G. MICHAEL BENNETT, by Deed of record in Book 6863, page 859, and Book 6676, page 444, and corrected in Book 6894, page 40, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. All houses to be of at least 1750 square feet of heated living area with at least 1500 square feet on the first floor. Brick or rock foundation only. Retainer walls must be constructed of the same material as the foundation. All houses to have two car garages.

2. Any building constructed within 200 feet of the house are to be the same material as the house. Any building constructed within 200 feet of the side boundaries is to be of the same material as the house.

3. No trailers or mobile homes of any kind shall be kept on the property for any purpose. This restriction does not apply to travel trailers belonging to homeowners. However, travel trailers are not to be lived in nor hooked up to electricity or water.

4. The owners of the individual lots shall share equally in the upkeep of the private drive. Being owner's of Lots 1, 2, 3, 4, 5, 6 and 7, regardless of whether they bodily reside on the property or not. Any owner not paying their proportionate share is subject to having a lien placed against their property.

5. Swine will not be allowed and any other farm animals such as cattle or horses shall be fenced in. The owner of such animals shall bear full responsibility for any damages that these animals may cause.

6. Any fences shall be kept up in a neat appearance at all times. No fence shall be erected closer that 25-feet from the center line of the road.

7. G. M. Bennett takes no responsibility for any accidents that may occur in regard to the pond or future upkeep to it. The pond is for all lot owners to use for watering purposes only. There will be no swimming permitted.

8. No cars will be allowed to be kept on property other than those with current tags. Any others shall be kept inside out of sight or will be hauled away at owners expense.

9. No trash piles or other debris to be left on property for any extended length of time.

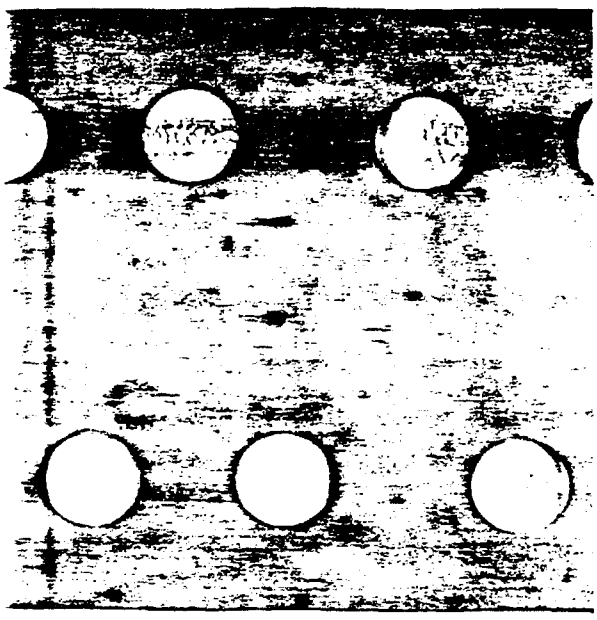
G. MICHAEL BENNETT

DANN ROGERS

68152
SEQUENCE & REFERENCE

94 JUL -6 AM
FELIX A. ...
DAVIDSON COUNTY

07/07/06 0101 03CHECK 161.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

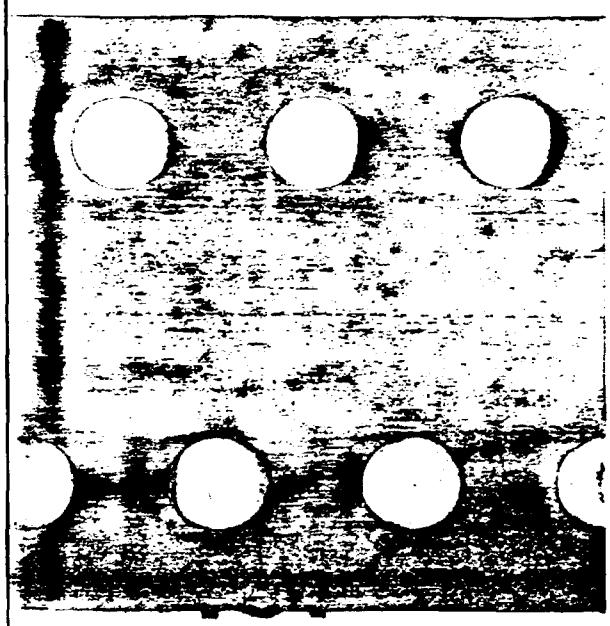
FOR _____

BOOK 9398 PAGE 869

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 161.00
				CHECK 161.00

07/06/94 01 09:35 0001 3766



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68152
IDENTIF. # REFERENCE

94 JUL -6 AM 9:34
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 810411