A1

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 1994.

Notary Public

MY COMMISSION EXPIRES: 11-20-96

THIS INSTRUMENT PREPARED BY:
HAROLD E. COLLINS, ATTORNEY
4800 CHARLOTTE AVE., NASHVILLE, TN 37309

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
JOHN SCOTT SHERRILL and wife, RAENA SHERRILL	SAME	MAP 89
216 West Linden		PARC. 42
Nashville, TN 37212		8D-23035

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FOUR THOUSAND DOLLARS ($234,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAM WOLFE,** unmarried, and **RUSSELL WOLFE, III,** and wife, **PAMELA JEAN WOLFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN SCOTT SHERRILL** and wife **RAENA SHERRILL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Tract 3 as described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 1983, and known as Job No. 83027 as follows:

BEGINNING at an iron pin set on the easterly margin of River Road, said point of beginning being in the northerly line of this tract and also being 749.99 feet southerly from the southwest corner of the Dwight L. Watkins land of record in Deed Book 5776, page 491, R.O.D.C., Tn.; thence leaving the margin of the said road and severing the Sircy land N 69 degrees 22 minutes 26 seconds 111.31 feet to an iron pin; thence N 48 degrees 20 minutes 40 seconds E 78.56 feet to an iron pin; thence S 88 degrees 11 minutes 39 seconds E 849.28 feet to an iron pin; thence S 79 degrees 47 minutes 19 seconds E 1,927.16 feet to an iron pin set in the line of the U.S. Government land on the bank of the Cumberland River; thence with the government line and river S 04 degrees 56 minutes 44 seconds E 610.00 feet to an iron pin; thence leaving the said river and with the E. W. Upchurch land of record in Deed Book 2276, page 395, R.O.D.C., TN as follows: 52 degrees 34 minutes 20 seconds W 31.50 feet to an iron pin; thence S 43 degrees 30 minutes 25 seconds W 84.87 feet to an iron pin; thence S 03 degrees 18 minutes 38 seconds E 94.26 feet to an iron pin; thence S 38 degrees 49 minutes 37 seconds W 352.30 feet to an iron pin; thence S 64 degrees 37 minutes 58 seconds W 41.78 feet to an iron pin; thence N 84 degrees 58 minutes 08 seconds W 572.16 feet to an iron pin; thence N 84 degrees 26 minutes 48 seconds W 311.90 feet to an iron pin; thence leaving the line of Upchurch and with the line of the Ernest W. Hassell, Jr. land of record in Deed Book 3185, page 84, R.O.D.C., TN, as follows: N 19 degrees 16 minutes 35 seconds W 228.45 feet to an iron pin; thence N 46 degrees 04 minutes 32 seconds W 222.52 feet to an iron pin; thence N 43 degrees 43 minutes 50 seconds W 567.58 feet to an iron pin; thence leaving Hassell's line and severing the Sircy land N 05 degrees 14 minutes 00 seconds W 200.00 feet to an iron pin; thence 85 degrees 12 minutes 22 seconds W 1135.86 feet to an iron pin set on the easterly margin of the said River Road; thence with the said margin N 08 degrees 25 minutes 04 seconds E 200.17 feet to an iron pin; thence S 81 degrees 34 minutes 56 seconds E 5.00 feet to the point of beginning, containing 50.08 acres, more or less.

Together with all right, title and interest to the land lying east of the hereinabove described tract to the low water mark of the Cumberland River. This portion of the property is subject to a flowage easement to the United States of America of record in Book 2155, Page 311, R.O.D.C., TN.

Together with an easement for the use of the joint 25 foot ingress and egress easement across a portion of Tracts 4 and 5 as shown on the survey of J. Bruce Rainey, Surveyor, dated March 31, 1983.

BEING the same property conveyed to Sam Wolfe and Russell Wolfe, III and wife, Pamela Jean Wolfe by deed from H. C. Duke, an unmarried person, and A. W. Duke, of record in Book 7531, Page 466, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This conveyance is subject to the following:

Title to that portion of property lying between the high and low water mark of the Cumberland River.

Rights of upper and lower ripairian owners in and to the waters of Indian Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

Grant of transmission line easement to the United States of America of record in Book 1914, Page 1, R.O.D.C., Tennessee (across the southeasterly portion of said Tract).

Subject to an easement for the use of a 25 foot ingress and egress easement across a portion of the subject property serving Tracts 1 and 2 as shown on the survey of J. Bruce Rainey, Surveyor, dated March 31, 1983.

The Survey of J. Bruce Rainey, Surveyor, dated March 31, 1983, shows the following as a note to said survey: "A portion of Tracts 1-5 lie in the 100 year flood plane."

Subject to the rights of L. H. Watkins in and to a private passway or right of way for convenience in times of high water as conveyed by instrument dated May 20, 1916, of record in Book 487, Page 208, R.O.D.C., Tennessee.

THE FOLLOWING RESTRICTIONS SHALL BE A COVENANT RUNNING WITH THE LAND FOR A PERIOD OF 20 YEARS FROM THE DATE OF THIS DEED (MAY 11, 1983).

1. No trailer or mobile home, basement house, garage, barn, or other building may be used as temporary living quarters.

2. No swine or commercial poultry may be kept on property.

3. No Storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 5 of unrecorded Plat prepared by J. Bruce Rainey, Surveyor, dated March 31, 1983. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

This is unimproved property known as:

Rt. 2, River Road, Nashville, TN 37209

(House Number) (Street) (City) (State) (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 our hands this 28TH day of July, 1994. BOOK 9424 PAGE 117

RUSSELL WOLFE, III - SELLER

PAMELA JEAN WOLFE - SELLER

SAM WOLFE

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 **Sam Wolfe, Russell Wolfe, III** and **Pamela Jean Wolfe**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of July, 1994.

Notary Public:

My commission expires: 11-22-97

76944

IDENTIFICATION REFERENCE

94 AUG -1 PM 3:58

FELIA B. DEADERICK
DAVIDSON COUNTY, TN.

3333 08/01 0101 03CHECK 878.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9424 PAGE 118

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



76944
IDENTIF. & REFERENCE

94 AUG -1 PM 3:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
234000.00

CON TX	865.80
PRFEE	1.00
WDEED	12.00
TOTAL	878.80
CHECK	878.80

08/01/94 01 15:58 0001 3233

No. 819772