BOOK 9483 PG 848

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
HALL HASELTON ←	SAME	169
979 BEECH BEND DR		Panel 8
NASHVILLE, TN 37221		

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, W. E. Haselton and wife, Suzanne H. Haselton, Barbara U. Haselton, James R. Haselton, Gail H. Hirsbrunner, Lisa H. Jones, and John Hall Haselton have bargained and sold, and by these presents do hereby transfer and convey unto the said John Hall Haselton and wife, Janet B. Haselton, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 as shown on the plan of Haselton Subdivision, Section Two, Tracts 7 and 8, of record in Book 6050, page 573, more completely described as follows:

> Beginning at a concrete monument set on the West side of Haselton Road, said monument being the Southeast corner of Lot 2 of Haselton's Two Lot Subdivision (ref. Plat Book 7900 Page 472, R.O.D.C.); thence leaving Lot 2 and with the Southwest side of Haselton Road and a curve to the left having the following characteristics:
>
> delta = 47 deg. 20 min. 14 sec.; radius = 293.54 ft.; arc = 242.52 ft.; tangent = 128.67 ft.; chord = S 45 deg. 56 min. 46 sec. E 235.69 ft. to a concrete monument set; thence S 69 deg. 36 min. 53 sec. E 154.83 ft. To an existing concrete monument, said monument being an Eastern corner of Lot 6 of the Haselton Subdivision (Ref. Plat Book 6050 Page 554, R.O.D.C.), and said monument being located N 69 deg. 36 min. 53 sec. W 78.81 ft. from a reference concrete monument, the Southeast corner of said Lot 6;
>
> Thence leaving the road and with an interior line of Lot 6, S 71 deg. 00 min. 16 sec. W 467.57 ft. to an existing iron pin, the Southeast corner of Lot 7 of the aforementioned Haselton Subdivision; thence leaving Lot 6 and with Lot 7 of said Subdivision, N 03 deg. 31 min. 22 sec. W 361.23 ft. to an existing iron pin in the South line of the aforementioned Lot 2 of Haselton's Two Lot Subdivision; thence leaving Lot 7 and with the South line of Lot 2, N 86 deg. 23 min. 20 sec. E 150.09 ft. to the point of beginning, containing 2.00 acres, more of less,

Being part of the same property conveyed to W.E. Haselton and wife, Suzanne Haselton as to a 1/2 undivided interest, and John E. Haselton as to a 1/2 undivided interest, by Quitclaim Deed of record in Book 6634, page 448, as corrected in Book 6641, page 744, Register's Office for Davidson County, Tennessee; The said John E. Haselton having since died testate, and under his Will, of record in Will Book 170, page 509, Probate Court of Davidson County, Tennessee, devised his interest in subject property to Barbara U. Haselton, a 20% interest, and the remainder to John Hall Haselton, Trustee for the benefit of his four children, John Hall Haselton, Lisa H. Jones, ~~and~~ Gail Hirsbrunner, ~~equally.~~ AND JAMES R HASELTON EQUALLY

This conveyance is made subject to the following restrictive covenants, which it is expressly agreed by the grantors and grantees herein shall be binding upon the grantees, their heirs

and assigns, and which shall attach and run with the land and be binding upon all and every person or persons who may now or hereafter own, possess, convey or use the real property herein conveyed, or any part thereof for a period of Fifty (50) years from the date of this deed, to wit:

1. 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.

2. 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 above.

3. Any residential structure constructed on said real property shall contain not less than 2,000 square feet of enclosed floor space for living purposes per family dwelling unit, excluding any attached garage or below grade basement area. The roof of such residential structure shall have a slope of not less than three inches of vertical rise to twelve inches of horizontal distance.

4. 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 resident; provided that not more than one-fourth of the total area of such residence shall be devoted to such office space.

5. 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.

6. 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 northern or western one-half of the property herein conveyed.

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

8. 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.

9. If any one or more of the covenants or restrictions herein contained are declared invalid by order of any court having jurisdiction, such invalidation, all of which shall remain in full force and effect, each restriction being treated as a separate covenant.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John H. Haselton and wife, Janet B. Haselton, their heirs and representatives, forever.

And we do covenant with the said John H. Haselton and wife, Janet B. Haselton, 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, except as of record. And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land to the said John H. Haselton and wife, Janet B. Haselton, their heirs and representatives, against the lawful claims of all persons whomsoever.

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We, Barbara H. Haselton, James Russell Haselton, Lisa Jones and Gail Hirsbrunner release any and all rights of first refusal contained in an instrument of record in Book 8166, page 568 R.O.D.C.

WITNESSED our hands on the dates indicated below.

W. E. HASELTON

SUZANNE H. HASELTON

BARBARA U. HASELTON

JOHN H. HASELTON

JANET B. HASELTON

GAIL H. HIRSBRUNNER

LISA H. JONES

JAMES R. HASELTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty C. Wilkerson, a Notary Public in and for said County and State, the within named W. E. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 1994.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty C. Wilkerson, a Notary Public in and for said County and State, the within named SUZANNE H. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 1994.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn D Lewis, a Notary Public in and for said County and State, the within named BARBARA U. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1994.

Carolyn D. Lewis
NOTARY PUBLIC

My Commission Expires: 9-29-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn D Lewis, a Notary Public in and for said County and State, the within named JOHN H. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1994.

Carolyn D. Lewis
NOTARY PUBLIC

My Commission Expires: 9-29-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn D Lewis, a Notary Public in and for said County and State, the within named JANET B. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1994.

Carolyn D. Lewis
NOTARY PUBLIC

My Commission Expires: 9-29-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn D Lewis, a Notary Public in and for said County and State, the within named GAIL H. HIRSBRUNNER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1994.

Carolyn D. Lewis
NOTARY PUBLIC

My Commission Expires: 9-29-96

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn D. Lewis, a Notary Public in and for said County and State, the within named LISA H. JONES, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1994.

Carolyn D. Lewis
NOTARY PUBLIC

My Commission Expires: 9-29-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn D. Lewis, a Notary Public in and for said County and State, the within named JAMES R. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1994.

Carolyn D. Lewis
NOTARY PUBLIC

My Commission Expires: 9-29-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $ 60,000.

John A. Haselton
AFFIANT

Sworn to and subscribed before me this 30th day of September, 1994.

Carolyn D. Lewis
NOTARY PUBLIC

My Commission Expires: 9-29-96

4790 10/04 0101 01CASH 243.00

PICK-UP

94 OCT -4 AM 11:57

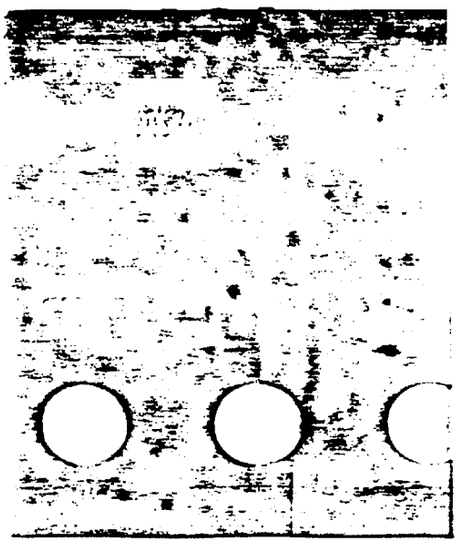
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

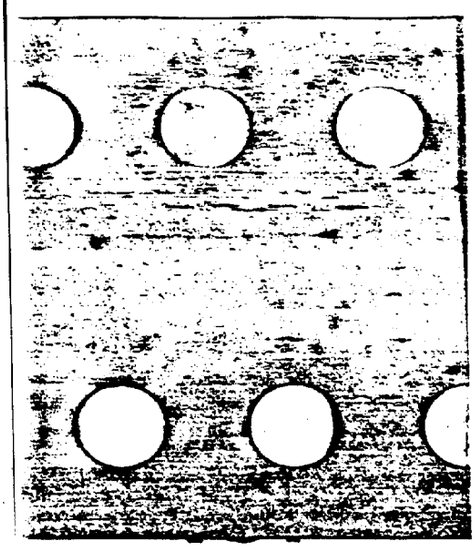
96800

IDENTIF. & REFERENCE

This instrument prepared by:

H. Tom Kittrell, Jr.
Attorney at Law
1416 Parkway Towers
Nashville, TN 37219





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9483 PG 853

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 20.00
TOTAL 243.00
CASH 243.00

10/04/94 01 11:56 0001 4790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96800
IDENTIF. ↑ REFERENCE

94 OCT -4 AM 11:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 841031