BOOK 6 1PG 412

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Patsy J. Martin 303 Two Mile Pike Goodlettsville, TN 37072	Same as New Owner	Map 12 P/O Parcels 48, 50, 12

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TRAILMONT PARK, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto PATSY J. MARTIN, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 3: BEING a certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, being located on the northeasterly margin of Old Springfield Highway, north of Shane's Fork Creek, a tributary to Mansker Creek, described as Tract No. 3 on the survey for William McClanahan by William C. Cockrill, Surveyor, License No. 1401, dated 3/16/95, and being more particularly described as follows:

BEGINNING at a point in the northeasterly margin of Old Springfield Highway, said point being N 24 degrees 27' 10" W, 316.14 feet from the centerline of Shane's Fork and being the southwesterly corner for the hereon described tract, and proceeding as follows: thence, running with the northeasterly margin of said road, N 24 degrees 27' 10" W, 292.00' to a point; thence, leaving said margin of said road, N 62 degrees 32' 05" E, 857.65' to a point in the center of Mansker Creek; thence, running with the center of said creek for the next 3 calls: 1) S 28 degrees 05' 49" E, 107.73' to a point, 2) S 03 degrees 54' 11" W, 116.22' to a point, 3) S 33 degrees 26' 34" E, 180.08' to a point; thence, leaving the center of said creek, S 88 degrees 08' 01" W, 434.94' to a point; thence, S 50 degrees 32' 50" W, 450.00' to the beginning, containing 5.14 acres, more or less.

INCLUDED in the above description is a non-exclusive Easement for the installation, upkeep and maintenance of utilities, of every kind and description, including but not limited to water lines, gas transmission lines, electric power lines, cable T.V. lines, and other utilities and the ingress and egress for same, said easement being more particularly described as follows, to-wit:

30 FOOT UTILITY EASEMENT: BEGINNING at a point in the center of Mansker Creek, said point being the common corner of Tract No. 2 and Tract No. 3 (the northeast corner of Tract No. 3 as hereinabove described) and proceeding as follows; thence, leaving the center of said creek and running with the common line of Tract No. 2 and Tract No. 3, S 62 degrees 32' 05" W, 155.7' to the actual point of beginning for the hereon described easement; thence, leaving said common line, S 33 degrees 16' E, 168.9' to a point; thence, S 06 degrees 43' E, 103.7' to a point; thence, N 72 degrees 43' E, 126.6' to a point in the center of Mansker Creek; thence, with the center of said creek S 33 degrees 26' 34" E, 20.8' to a point; thence, leaving said creek, S 72 degrees 43' W, 133.1' to a point; thence, S 06 degrees 43' E, 31.0' to a point in the common line of Tract No. 3 and Tract No. 4, and said point being located S 88 degrees 08' 01" W, 169.6' from the center of Mansker Creek; thence with the common line of Tract No. 3 and Tract No. 4, S 88 degrees 08' 01" W, 20.1' to a point; thence, leaving said common line, N 06 degrees 43' W, 25.5' to a point; thence, S 72 degrees 43' W, 10.2' to a point; thence, N 06 degrees 43" W, 122.5' to a point; thence, N 33 degrees 16' W, 164.2' to a point in the common line of Tract No. 3 and Tract No. 2; thence, with said common line N 62 degrees 32' 05" E, 30.2' to the beginning, containing 11,839 square feet or 0.27 acres, more or less.

BEING a part of the same property conveyed to Trailmont Park, Inc. by deed from Robert D. Schroder and wife, Erma Schroder, of record in Book 6820, page 133, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated March 16, 1995, by William C. Cockrill, Registered Land Surveyor, No. 1401.

This is unimproved property on Old Springfield Highway, Goodlettsville, TN 37072.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTY HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF TWENTY FIVE (25) YEARS FROM DATE:

1. The property hereinabove described will be used for single family residential purposes only.

2. The property hereinabove described will not be resubdivided without the express written consent of the GRANTOR and the owners of Tracts 2, 3, and 4 on the survey of the McClanahan Property dated March 16, 1995, by William C. Cockrill, Survey, License No. 1401.

3. A one (1) story dwelling house constructed on the said property shall contain a minimum of 1,600 square feet of living area, exclusive of carports, garages and breezeways. A two (2) story dwelling house constructed on the said property shall contain a minimum of 2,400 square feet of living area, exclusive of carports, garages and breezeways.

4. The front of any dwelling house constructed on the said property shall be faced with a minimum of two-thirds (2/3) brick or stone.

5. The foundation of any dwelling house located on the said property shall be brick or stone to grade.

6. No poultry or swine shall be raised, bread or kept on the said property for any purposes, temporarily or permanently.

7. No noxious or offensive trade shall be conducted on the said property, temporarily or permanently.

8. The foregoing restrictive covenants may be enforced by the GRANTOR, or its successor, and by any one or more of the owners of Tracts 2, 3 and 4 on the survey of the William McClanahan Property dated March 16, 1995, by William C. Cockrill, Surveyor, License No. 1401.

9. The foregoing restrictions may be enforced by injunction and/or damages in the Chancery or Circuit Courts for Robertson County, Tennessee.

10. If the foregoing restrictions are violated, the violating party agrees to pay to the enforcing party all of the enforcing party's attorney's fees, court costs and other legal expenses usual or incidental to the enforcement of these restrictions.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTOR, when due.

2. Drainage easement and drainage facility granted to the State of Tennessee of record in Book 6121, page 658, said Register's Office.

3. Any change in the flow of Mansker Creek, and rights of upper and lower riparian owners in and to the waters of Mansker Creek crossing or adjoining the property and the natural flow thereof, free from diminution or pollution.

And the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 17th day of April, 1995.

"GRANTOR"
TRAILMONT PARK, INC.

BY: W. H. McClanahan, Pres
W. H. McCLANAHAN, President

"GRANTEE"

Patsy J. Martin
PATSY J. MARTIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATSY J. MARTIN, 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, at office, this the 17th day of April, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

3206 04/21 0101 03CHECK 122.15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. H. McClanahan, with whom I am personally acquainted and who acknowledged himself to be the President of TRAILMONT PARK, INC., the bargainor, a Tennessee corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 17th day of April, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $29,500.00.

Patsy J. Martin
Affiant

Sworn to and subscribed before me, this the 17th day of April, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

MAIL ENV.

95 APR 21 AM 10:23
FELIX A. REGISTER
DAVIDSON COUNTY, TN.

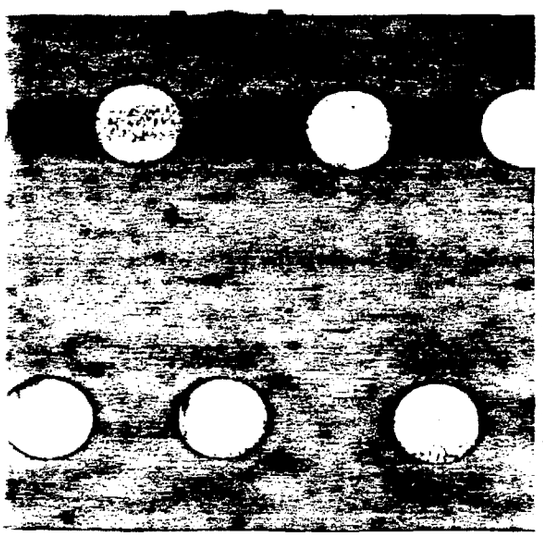
IDENTIFICATION REFERENCE

53682

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



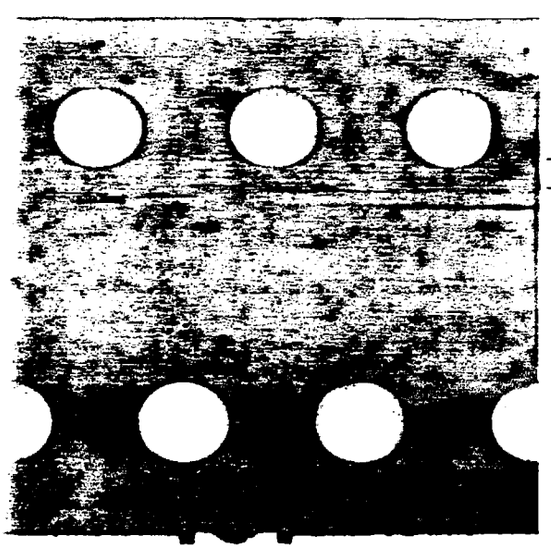
RECEIVED OF _____

FOR _____

BOOK 9651 PG 475

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 29500.00
CON TX 109.15
PRFEE 1.00
MAMT 12.00
ERR CO
~~MAMT 12.00-~~
~~MREEU 12.00~~
TOTAL 122.15
CHECK 122.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/95 01 10:23 0001 3206

53682
IDENTIFICATION REFERENCE

95 APR 21 AM 10:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 902667