RE-RECORD BOOK 9655 PG 362

#0356069
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, TN 37238

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SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
R. Hilton Wickham c/o Hilton Wickham Construction Company 2020 Lynnwood Drive Franklin, TN 37064	Same	117-7-198 117-7-73 117-7-89 117-7-199 117-7-197

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE WOODMONT HILLS CHURCH OF CHRIST, formerly known as Ashwood Church of Christ, by and through the undersigned duly authorized Elder ("Grantor") has bargained and sold, and by these presents transfers and conveys unto R. HILTON WICKHAM, a resident of Franklin, Tennessee ("Grantee"), his heirs and assigns, five (5) certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Parcels 1 through 4:

Land in Davidson County, Tennessee, being four (4) lots numbered 1, 2, 3 and 4, respectively, on the Final Plat of a Resubdivision of Lots 194 and 222 on the North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 7900, page 940, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Grantor by Deeds of Record in Book 7509, page 392 and Book 7509, page 395 of said Register's Office.

Parcel 5:

Land in Davidson County, Tennessee, being the south half of Lot 193, on the Plan of the North Part of Noel's Subdivision of Watkins Grove, as shown on Plat of record in Plat Book 547, page 156 of the Register's Office of Davidson County, Tennessee, to

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which plat reference is hereby made for a more particular description.

Being a part of the property conveyed to Grantor by Deed of Record in Book 7509, page 401, Register's Office of Davidson County, Tennessee.

By acceptance of this deed, Grantee hereby covenants with Grantor, as owner of the north half of Lot 193 on the Plan of the North Part of Noel's Subdivision of Watkins Grove, as shown on the plat of record in Plat Book 547, page 156, of said Register's Office (the "Benefitted Tract"), and Grantor's successors and assigns with respect thereto, that neither Grantee nor his heirs or assigns shall construct any improvements on Parcel 5 described herein within 45 feet of the westerly boundary line thereof (such area being hereinafter referred to as the "Preservation Area"), nor shall Grantee, his heirs or assigns disturb in any way the portion of the Civil War Redoubt within such Preservation Area; provided, however, such covenant shall lapse if and when the Benefitted Tract is improved with construction of residential housing. Such covenant shall run with the land and shall benefit the Benefitted Tract, with the owner of the Benefitted Tract from time to time being the sole party who shall be entitled to enforce this covenant.

These are unimproved lots located north of Woodmont Boulevard between Golf Club Lane and Benham Avenue in Nashville, Davidson County, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

Grantor further covenants and binds itself and its successors to warrant specially and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (except claims arising out of the matters set forth on Exhibit A) but not further or otherwise.

WITNESS our hands as of the 24th day of April, 1995, the Grantor having caused its name to be signed hereto by its duly authorized elder on said day and date.

GRANTOR:

WOODMONT HILLS CHURCH OF CHRIST,
formerly Ashwood Church of Christ

By: _____
Title: Elder

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GRANTEE:

R. Hilton Wickham

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Ray Newsom, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an elder of THE WOODMONT HILLS CHURCH OF CHRIST, formerly the Ashwood Church of Christ, and that he executed the within instrument for the purposes therein contained in behalf of such Church.

WITNESS my hand, at office, this 24th day of April, 1995.

Notary Public

My Commission Expires:

3-8-97

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, R. Hilton Wickham, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 1995.

Notary Public

My Commission Expires:

3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $375,000.00.

Affiant

Sworn to and subscribed before me this 24th day of April, 1995.

Notary Public

My Commission Expires:

3-22-97

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EXHIBIT A

1. Taxes for 1995 and thereafter, a lien, but not yet due and payable.

2. As to Parcels 1 through 4, all matters shown on the plat of record in Plat Book 7900, page 940, Register's Office of Davidson County, Tennessee.

3. As to Parcel 5, all matters shown on the plat of record in Plat Book 547, page 156, said Register's Office.

55007

IDENTIF. & REFERENCE

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95 APR 26 PM 3:00

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIPT# 0101 03CHECK 1408.50

RECD FOR REC 0101 03CHECK 20.00

54305