STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF April, 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Shanower (NAME)	David L. Shanower (NAME)	PART OF
5771 Craft Road (ADDRESS)	5771 Craft Road (ADDRESS)	29-142
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	14D44500

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, Raymond E. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Shanower

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:

LAND lying in the 14th, formerly the 24th Civil District of DAVIDSON COUNTY, TENNESSEE, BEING FULLY DESCRIBED ON EXHIBITS "A" AND "B", AS PROPERTY DESCRIPTION FOR TRACT 4 AND TRACT 5, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED VERBATIM HEREIN.

BEING part of the same property conveyed to Raymond E. Foster by deed from John B. Aita, a widower, of record in Book 6475, page 574, Register's Office for Davidson County, Tennessee.

Jane Foster, wife of Raymond E. Foster, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of her marriage to Raymond E. Foster.

55127
IDENTIF. ↑ REFERENCE

95 APR 27 AM 8:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5771 Craft Road, Joelton, TN 37080
(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 20th day of April, 19 95

Raymond E. Foster

Jane Foster

BOOK 9655 PG 770

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 Raymond E. Foster and wife, Jane Foster

the bargainor S, 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 Goodlettsville, Tennessee, this 20th day of April, 19 95

Commission expires 10/22/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

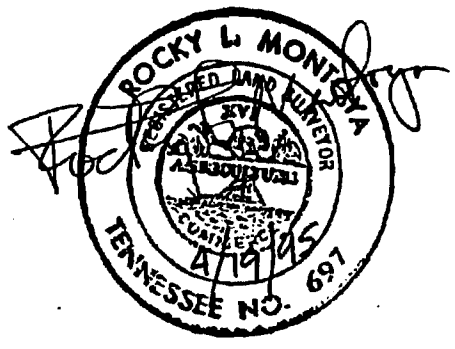
"E X H I B I T A"

PROPERTY DESCRIPTION FOR TRACT 4

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee. Described in previous Deed Book 181 Page 504 and Deed Book 6475 Page 574, as surveyed by H&H Land Surveying, Inc.

Beginning at a point on the Easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Deed Book 6675 Page 674. Thence in a Southerly direction with a curve to the left (having a central angle of 2°03'52", a radius of 1120.92 feet) 40.39 feet to a point, thence South 05°54'13" West 90.34 feet to a point, being the Southern terminus of Craft Road, there with East margin of a 50 foot ingress and egress and utility easement, and with a curve to the right (having a central angle of 09°22'58", a radius of 1129.65 feet) 184.99 feet to an iron pin set, thence South 15°17'18" West 341.48 feet to an iron pin set. Thence with a curve to the right (having a central angle of 10°11'08", a radius of 1770.25 feet) 314.70 feet to an iron pin set. Thence; South 25°28'26" West 82.00 feet; the true beginning for this described tract and the terminus of the 50 foot ingress and egress and utility easement;

(1) Thence, South 64°31'34" East 100.00 feet to an iron pin set,
(2) Thence, South 05°03'46" West 345.57 feet to an iron pin set,
(3) Thence, South 68°30'06" East 130.41 feet to an iron pin set,
(4) Thence, South 20°13'50" West 645.56 feet to an iron pin set,
(5) Thence, North 49°03'27" West 334.55 feet to an iron pin set being the South East corner of tract 5, the Southwest corner of this described tract 4; thence along the West line of this tract 4,
(6) North 21 07'55" East 534.05 feet to an iron pin set,
(7) Thence, North 46°44'54" East 75.65 feet to an iron pin set,
(8) Thence, North 32°00'39" East 66.04 feet to an iron pin set,
(9) Thence, North 21°28'57" East 79.30 feet to an iron pin set,
(10) Thence, North 24°45'41" West 99.13 feet to an iron pin set,
(11) Thence, North 25°28'26" East 57.33 feet to the point of beginning containing 217,819.228 sq. feet or 5.000 acres more of less.



"E X H I B I T B"

BOOK 9655PG 772

PROPERTY DESCRIPTION FOR TRACT 5

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee. Described in previous Deed Book 181 Page 504 and Deed Book 6475 Page 574, as surveyed by H&H Land Surveying, Inc.

Beginning at a point on the Easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Deed Book 6675 Page 674. Thence in a Southerly direction with a curve to the left (having a central angle of 2°03'52", a radius of 1120.92 feet) 40.39 feet to a point, thence South 05°54'13" West 90.34 feet to a point, being the Southern Terminus of Craft Road. There with East Margin of a 50 foot ingress and egress and utility easement, and with a curve to the right (having a central angle of 09°22'58", a radius of 1129.65 feet) 184.99 feet to an iron pin set. Thence South 15°17'18" West 341.48 feet to an iron pin set. Thence with a curve to the right (having a central angle of 10°11'08", a radius of 1770.25 feet) 314.70 feet to an iron pin set. Thence South 25°28'26" West 82.00 feet to an iron pin set in the Southern Terminus of a 50 feet ingress and egress and utility easement and the true point of beginning;

(1) Thence South 25°28'26" West 57.33 feet to an iron pin set,
(2) Thence South 24°45'41" East 99.13 feet to an iron pin set,
(3) Thence South 21°28'57" West 79.30 feet to an iron pin set,
(4) Thence South 32°00'39" West 66.04 feet to an iron pin set,
(5) Thence South 46°44'54" West 75.65 feet to an iron pin set,
(6) Thence South 21°07'55" West 534.05 feet to an iron pin set,
(7) Thence North 49°03'27" West 582.11 feet to an iron pin set,
(8) Thence North 30°10'29" East 599.97 feet to an iron pin set,
(9) Thence North 87°42'29" East 423.43 feet to an iron pin set in the Western margin of a 50 foot ingress and egress and utility easement,
(10) Thence with Western Margin South 25°28'26" West 82.00 feet to an iron pin set at the Southerly Terminus of 50 foot ingress and egress and utility easement,
(11) Thence South 64°31'34" East 50.00 feet to the point of beginning containing 395,066.98 square feet or 9.07 acres.

DESCRIPTION OF 50 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee. Described in previous Deed Book 181 Page 504 and Deed Book 6475 Page 574, as surveyed by H&H Land Surveying, Inc.

Beginning at a point on the Easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Deed Book 6675 Page 674. Thence in a Southerly direction with a curve to the left (Having a Central Angle of 2°03"52", a radius of 1120.92 feet) 40.39 feet to a point, Thence South 05°54'13" West 90.34 feet to a point, being the Southern terminus of Craft Road, the true point of beginning of this tract, there with East margin of a 50 foot ingress and egress and utility easement, and with a curve to the right (Having a central angle of 09°22'58", A radius of 1129.65 feet) 184.99 feet to an iron pin set. Thence South 15°17'18" West 341.48 feet to an iron pin set. Thence with a curve to the right (having a central angle of 10°11'08", a radius of 1770.25 feet) 314.70 feet to an iron pin set. Thence South 25°28'26" West 82.00 feet to an iron pin set in the Southern terminus of a 50 foot ingress and egress and utility easement. Thence North 64°32'34" West 50.00 feet to an iron pin set, in the West margin of 50 foot ingress and egress and utility easement, thence North 25°28'26" East 82.00 feet to an iron pin set, thence with a curve to the left (having a central angle of 10°11'08", a radius of 1720.25 feet) 305.81 feet to an iron pin set, thence North 15°17'18" East 341.49 feet to an iron pin set, thence with a curve to the left (having a central angle of 09°22'58", a radius of 1079.65 feet) 176.80 feet to an iron pin set in the Southern terminus of craft Road. Thence South 64°31'34" East 50.00 feet to the point of beginning containing 45,732.10 square feet or 1.050 acres.

ROCKY L. MONROY
REGISTERED LAND SURVEYOR

ADDENDUM "B"

BOOK 9655 PG 773

TO A CONTRACT FOR SALE OF REAL ESTATE
Dated: March 11, 1995
BY AND BETWEEN

Raymond E. Foster and wife, Sellers
and
David L. Shanower, Buyer

DEED RESTRICTIONS:

1. The premises shall not be used to construct duplexes.
2. No noxious or offensive operation shall be conducted or maintained on the premises and nothing shall be done thereon which may constitute a nuisance or unreasonable annoyance to the neighborhood.
3. No trailer, mobile or modular home, basement house, tent, garage, barn or other outbuilding shall be used as either a temporary or a permanent residence and no residential structure or building previously erected at another location shall be moved to, placed or erected on the premises.
4. No residence shall be located, constructed or maintained on the premises nearer the front line of the tract than 100 feet nor nearer to the rear line than 50 feet or nearer any side line than 10 feet. All outbuildings must be located, constructed and maintained to the rear of any residence erected on the premises except attached garages. No garage doors shall be exposed to front road or easement.
5. The sewerage from any residence on the premises shall be connected to a septic tank and disposal field approved by the Davidson County Health Department or connected to a public sanitary sewer line.
6. Each home must contain a minimum of 1400 square feet of heated living area, excluding garages, carports, patios, etc., excluding existing structures.
7. All residential buildings or structures of any kind constructed on the lot shall have full masonry foundations with no exposed block, concrete or plaster foundations exposed to the exterior above grade level, excluding existing structures.
8. The right of enforcement of these restrictive covenants is vested in the Owners or their assigns and binding on the Owners and subsequent Owners of each tract.
9. If any of these restrictions shall be declared void or inoperative by any court of competent jurisdiction, the remaining provisions shall continue in full force and effect.
10. No swine or commercial poultry may be kept on the property.
11. No storage of junk cars, storage of building materials or any other offensive or unsightly debris may be placed on tracts.
12. If 14 acres with house or 36 acres is subdivided before the year 2020, no live stock will be allowed on tracts of land less than 2 acres.
13. The above restrictions shall apply to this property and shall be covenants running with the land until January 1, 2020.

3/19/95 David L. Shanower 3/19/95

Seller Date Buyer Date

3.19 95

Seller Date

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

R=94%

ADDENDUM "B"

RAYMOND E. FOSTER, SELLER

AND

DAVID L. SHANOWER, PURCHASER

The contract dated March 11, 1995 is hereby amended to include the exact description of the property fully described as PROPERTY DESCRIPTION FOR TRACT 6, attached hereto and made a part hereof, which is included as a part of said contract as an OPTION TO PURCHASE an additional 36 acres at a cost of $75,000.00. A non-refundable deposit in the amount of $5,000.00 was included in the purchase of 14 acres, more or less. An additional sum of $5,000.00 shall be due and payable to said seller on or before April 20, 1998, as a part of the 5 year option to purchase the additional 36 acres. The deposits for the OPTION shall be applied to the purchase price of $75,000.00.

Dated this 20th day of April, 1995 at Goodlettsville, Tennessee.

DAVID L. SHANOWER

RAYMOND E. FOSTER

PROPERTY DESCRIPTION FOR TRACT 6

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee. Described in previous Deed Book 181 Page 504 and Deed Book 6475 Page 574, as surveyed by H&H Land Surveying, Inc. dated March 27, 1995.

Beginning at a point on the Easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Deed Book 6675 Page 674. Thence, in a Southerly direction with a curve to the left (having a central angle of 2°03'52", a radius of 1120.92 feet) 40.39 feet to a point, thence South 05°54'13" West 90.34 feet to a point being the Southern terminus of Craft Road, there with East Margin of a 50 foot ingress and egress and utility easement, and with a curve to the right (having a central angle of 09°22'58", a radius of 1129.65 feet) 184.99 feet to an iron pin set. Thence South 15°17'18" West 341.48 feet to an iron pin set. Thence with a curve to the right (having a central angle of 10°11'08", a radius of 1770.25 feet) 314.70 feet to an iron pin set, Thence, South 25°28'26" West 20.50 feet to an iron pin set in the East line of a 50 foot ingress and egress and utility easement and the true point of beginning; said point being the Southwest corner of Ray Foster as of record in Book 6475 Page 574; Thence, with Fosters Southline South 67°18'39" East 395.75 feet to an iron pin set, said point being located in the West line of William M. Wood property as of record in Deed Book 7239 Page 661;

(1) Thence South 07°10'44" West 254.64 feet to an iron pin set,
(2) Thence South 10°20'02" West 241.40 feet to a PK nail set in creek,
(3) Thence South 24°37'59" West 201.00 feet to an iron pin set,
(4) Thence South 18°32'37" West 202.62 feet to an iron pin set,
(5) Thence South 20°54'45" West 229.50 feet to an iron pin set said point being the Southwest corner of Jackson L. Howell Parcel 245 as of record in Deed Book 6715 Page 514, the Northwest corner of Parcel 246 owned by Jackson L. Howell, Parcel 254 owned by Jackson L. Howell as of record in Deed Book 5534, Page 517, and the Southeast corner of this described tract; thence, along the South line of this tract as follows;

(1) North 82°58'41" West 610.12 to an iron pin set,
(2) Thence South 81°31'07" West 244.20 feet to an iron pin set,
(3) Thence North 82°58'53" West 929.78 feet to an iron pin set, corner to J. Derick Stevens as of record in Deed Book 7403 Page 414, Said point also being the Southwest corner of this described tract; thence, along the Westline of this described tract North 06°27'56" East 787.73 feet to an iron pin set; thence along the Northline of this tract and the South line of tract 7 North 68°06'24" East 1214.77 feet to a tree; thence, South 75°47'49" East 472.27 feet to an iron pin set in West line of a 50 foot ingress, egress, and utility easement; thence with the North line of tract 5;

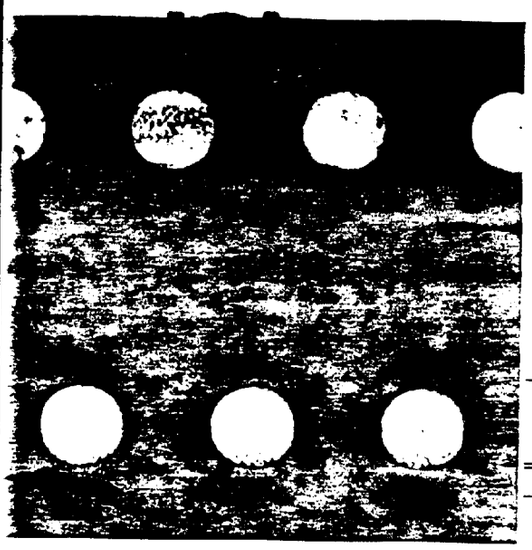
(1) South 87°42'29" West 423.43 feet to an iron pin set,
(2) Thence South 30°10'29" East 599.97 feet to an iron pin set,
(3) Thence South 49°03'27" East 916.66 feet to an iron pin set, said point being the Southeast corner of tract 4, thence along the South line of tract 4;

(1) North 20°13'50" East 645.56 feet to an iron pin set,
(2) Thence, North 68°30'06" West 130.41 feet to an iron pin set,
(3) Thence, North 05°03'46" East 345.57 feet to an iron pin set,
(4) Thence, North 64°31'34" West 100.00 feet to an iron pin set at the terminus of the 50 foot ingress, egress and utility easement; Thence, along the East line of said easement North 25°28'26" East 61.50 feet to the point of beginning, containing 1,568,175.680 sq. feet or 36,000 acres more or less.

ROCKY L. MONTOYA REGISTERED LAND SURVEYOR TENNESSEE NO. 697 4/19/95

4800 04/27 0101 03CHECK 843.00

ROCKY L. MONTOYA REGISTERED LAND SURVEYOR TENNESSEE NO.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

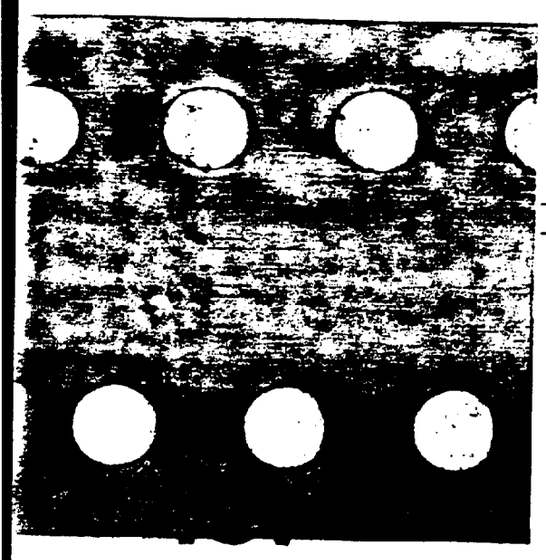
FOR _____

BOOK 9655 PG 776

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	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	28.00
			TOTAL	843.00
			CHECK	843.00
04/27/95		01	08:40 0001	4800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



55127
IDENTIF. ↑ REFERENCE

95 APR 27 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904244