THIS INSTRUMENT PREPARED BY:

Mail

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

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WARRANTY DEED

BOOK 9686 PG 520

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
George E. Harper, et ux 308 Two Mile Pike Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 321 Field Book 10D 52043

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, EXECUTIVE SERVICE CENTERS, INC., having now merged with HAMBLETON-HILL PUBLISHING, INC., a Tennessee corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto GEORGE E. HARPER and wife, CYNTHIA P. HARPER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract 6 on a survey dated October 9, 1989, by Ray G. Cole, Registered Land Surveyor, No. 924 (Job Number 89-131), as follows:

TRACT 6: BEGINNING at an iron pin in the line of Tract 5, marking the Southwest corner of the property conveyed to Phyllis Lucille Newsom of record in Book 7713, page 676, Register's Office of Davidson County, Tennessee, said point also marking the Northerly line of the terminus of a private 50 foot right of way access easement, as hereinbelow described; thence, with the line of Newsom South 89 deg. 30 min. 47 sec. East 467.83 feet to an iron pin in the line of the property of Charles J. Dorminey of record in Book 7475, page 214, said Register's Office; thence with the line of Dorminey South 89 deg. 26 min. 39 sec. East 478.76 feet to an existing iron pin marking the Southwest corner of the property conveyed to Bill R. Moss by deed of record in Book 6574, page 547 said Register's Office; thence, with the line of Moss South 89 deg. 29 min. 29 sec. East 92.70 feet to an existing iron pin; thence, South 88 deg. 50 min. 26 sec. East 292.63 feet to an existing iron pin marking the Southwesterly corner to the property conveyed to Betty Jo Price by deed of record in Book 6707, page 693, said Register's Office; thence, with the line of Price South 88 deg. 52 min. 51 sec East and continuing with the line of William A. Brewer of record in Book 7641, page 118, said Register's Office, 940.22 feet to an existing iron pin; thence, South 12 deg. 55 min. 33 sec. West 231.50 feet to an existing iron pin in the line of the property conveyed to Roger D. Ferguson by deed of record in Book 7500, page 14, said Register's Office; thence, with the line of Ferguson South 68 deg. 49 min. 12 sec. West 1,147.45 feet to an iron pin; thence, North 29 deg. 49 min. 13 sec. West 600.00 feet to an iron pin marking the Northeast corner of Tract 4; thence with the line of Tract 4 South 75 deg. 23 min. 31 sec. West 898.43 feet to an iron pin; thence, North 02 deg. 39 min. 18 sec. East 380.37 feet to the point of beginning and containing 19.00 acres, more or less.

BEING the same property conveyed to Executive Service Centers, Inc. by deed from J. H. Winchester and wife, Susan L. Winchester, of record in Book 8955, page 417, Register's Office for Davidson County, Tennessee. Executive Service Centers, Inc. having merged with Hambleton-Hill Publishing, Inc. on August 24, 1993, the property is now vested in the successor corporation, Hambleton-Hill Publishing, Inc.

EASEMENT: GRANTORS further convey to the GRANTEE a non-exclusive, permanent, perpetual; easement for ingress and egress, for the construction and maintenance of a roadway and for the construction, upkeep and maintenance of individual water lines, electric power lines, telephone service lines and other utilities, across Tract 5 of the subdivision of the Galbreath property, conveyed to Steven M. Minton and wife, Valerie E. Minton, their heirs, personal representatives or assigns, of record in Book 8008, page 272, said Register's Office, said easement being more specifically and particularly described as follows, to-wit:

RIGHT OF WAY ACCESS EASEMENT:
BEGINNING at an iron pin in the Easterly margin of Greer Road, said point being the most Westerly corner of the Greer property of record in Book 3804, page 742, Register's Office for Davidson County Tennessee; thence, North 51 deg. 34 min. 28 sec. East, crossing a concrete monument and thence with the line of the property conveyed to Ruby C. Callis of record in Deed Book 7264, page 484, said Register's Office, 406.88 feet to an existing iron pipe; thence, North 06 deg. 02 min. 44 sec. East 345.07 feet to an iron pin; thence, North 42 deg. 44 min. 08 sec. East 140.00 feet to a point; thence, North 77 deg. 44 min. 08 sec. East 110.00 feet to a point; thence, South 84 deg. 51 min. 31 sec. East 217.13 feet to a point marking the Northwest corner of Tract 6, a corner to the property conveyed to Phyllis Lucille Newsom of record in Book 7713, page 676, said Register's Office; thence, with the Westerly line of Tract 6 South 02 deg. 39 min. 18 sec. West 50.05 feet to a point; thence, North 84 deg. 51 min. 31 sec. West 211.64 feet to a point; thence, South 77 deg. 44 min. 08 sec. West 86.58 feet to a point; thence, South 42 deg. 44 min. 08 sec. West 117.66 feet to a point; thence, South 06 deg. 02 min. 44 sec. West 349.48 feet to a point in the line of Tract 4; thence, with the line of Tract 4 South 51 deg. 34 min. 28 sec. West 424.64 feet to an iron pin in the Easterly margin of Greer Road; thence, with said margin of said road in a Northwesterly direction on a curve having a delta angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning.

The said easement for ingress and egress will be jointly maintained by the GRANTEE, its successors or assigns, and Steven M. Minton and wife, Valerie E. Minton, their heirs, personal representatives or assigns.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on Greer Road, Goodlettsville, TN 37072.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTIES HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF THIRTY (30) YEARS FROM DATE:

1. No mobile homes shall be permitted on the said property, temporarily or permanently, for any purpose.

2. Modular homes will be permitted on the said property, provided such modular home or homes are attached to a permanent foundation.

3. The foregoing restrictive covenants may be enforced by the GRANTOR or by owners of any of the tracts, 1 through 6, of the subdivision of that property known as the John Frank Galbreath property, as set forth in the deed of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee, deeds to the individual tracts being previously recorded.

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

5. 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 GRANTEES, their heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEES, 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:

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GH CH

1. Taxes for the year 1995, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due. This property is subject to Greenbelt Rollback taxes if land is converted to a use other than those stipulated in the provisions of T.C.A. §67-654 through §67-656, which shall be paid by the GRANTEES.

And the GRANTOR, does further covenant and bind itself, its successors, representatives or assigns 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.

WITNESS our hands on this the 31st day of May, 1995.

95 JUN -1 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 0065546

"GRANTOR"

HAMBLETON-HILL PUBLISHING, INC.,
a Tennessee Corporation

BY: Sandra Swift
SANDRA L. SWIFT, Vice President

"GRANTEES"

George E. Harper
GEORGE E. HARPER

Cynthia P. Harper
CYNTHIA P. HARPER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. HARPER and wife, CYNTHIA P. HARPER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of May, 1995.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SANDRA L. SWIFT, with whom I am personally acquainted and who acknowledged herself to be the Vice President of HAMBLETON-HILL PUBLISHING, INC., the bargainor, a corporation, and as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal, this the 31st day of May, 1995.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

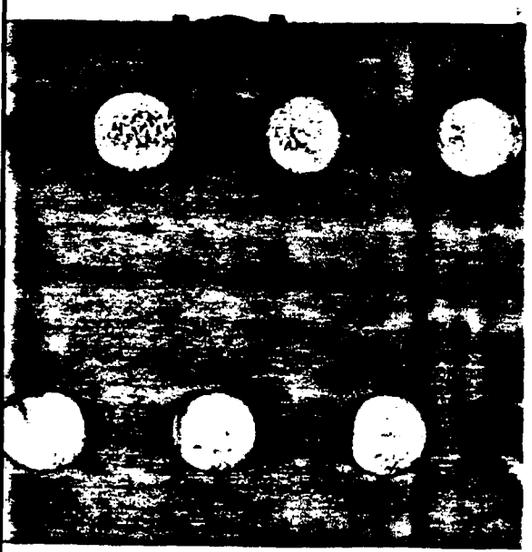
The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

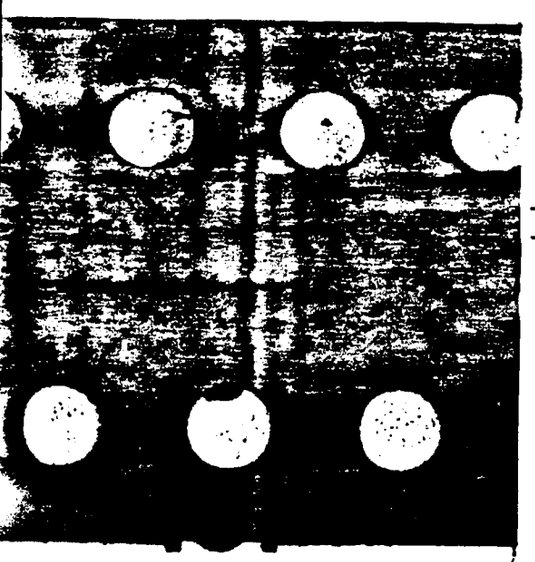
George E. Harper
Affiant

Sworn to and subscribed before me, this the 31st day of May, 1995.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97





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

RECEIVED OF _____

FOR _____

BOOK 9686 PG 523

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 12.00
TOTAL 133.25
CHECK 133.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/01/95 01 06-20-0001 6273

0065546
IDENTIF. ↑ REFERENCE

95 JUN -1 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915585