BOOK 9751 PG 277

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
McDonnell Dyer 30 Burton Hills Blvd., Suite 200 Nashville, Tennessee 37215	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 1995 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Sprintz	owner	MAP 129-7
(NAME)	(NAME)	
536 Harpeth Trace Drive		PAR 58
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Michael R. Simon and wife, Amy Simon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Sprintz and wife, Karen Sprintz

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 In Davidson County, Tennessee, being lot No. 4 on the plan of Vaughns Gap Valley, as of record in Book 7900, page 90, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Michael R. Simon and wife, Amy Simon by deed of record in Book 9158, page 502, said Register's Office.

This conveyance is made subject to the plan of record in Book 7900, page 90, the Restrictive Covenants of record in Book 9044, page 613, and all zoning and codes regulations as may affect the property herein conveyed.

The following RESTRICTIONS shall affect the property herein conveyed, and these RESTRICTIONS shall run with the land and be binding upon the grantees herein and all persons and parties claiming title under them, and shall be enforceable in any court of competition jurisdiction by any of the owners of lots 3, 4 and 5 of Vaughns Gap Valley, as of record in Book 7900, page 90, said Register's Office. Said Restrictions are as follows, to wit:

1. Only one single family residence shall be erected on the subject property and shall be at least 3,800 square feet (of improved heated space) if a one-story residence is erected, and 4,200 square feet (of improved heated space) if a two-story residence is erected.

2. The said residence on the subject property shall have a masonry or concrete foundation, unexposed above grade level, and the residence shall be covered to grade level with stone, brick, stucco, or similar masonry material.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 308 Terry Trace, Nashville, TN 37205
(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 our hand s this 2nd day of August 19 95

Michael R Simon
Michael R. Simon

Amy Simon
Amy Simon

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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 Michael R. Simon and wife, Amy Simon

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 Nashville, Tennessee, this 2nd day of August 19 95.

Commission expires 5-23-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

8308 08/03 0101 03CHECK 697.50

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00085676

LEGAL DESCRIPTION CONTINUATION

3. The residence shall have a two-car garage (or larger) attached to the residence or in the basement thereof, and the garage area shall conform with the architectural design of the residence it serves. No detached garages shall be allowed.

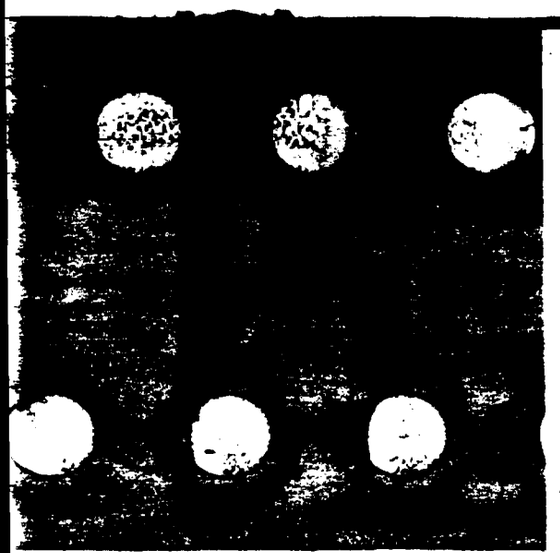
4. The erection of any building, fence, or exterior wall shall conform with the architectural design of the residence on the subject property.

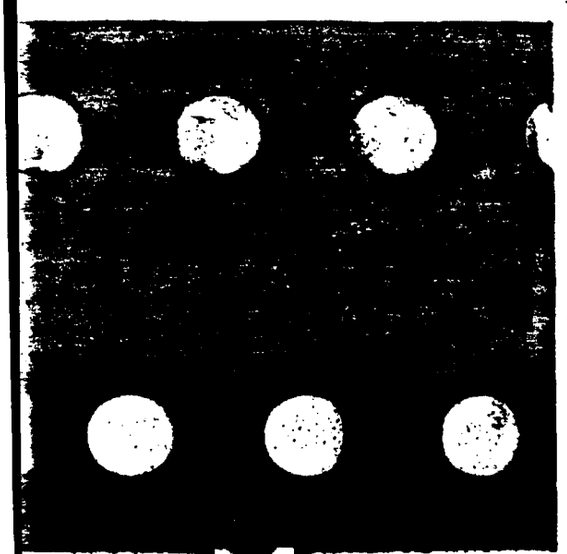
5. No utility meter shall be placed on the front (street-facing) or side of the residence unless obscured permanently from view from the street.

6. All driveway areas shall be composed of aggregate, concrete, or similar material.

7. Only underground swimming pool(s) may be constructed on the subject property and, if constructed, must be placed behind the rear (away from the street) of the residence.

8. The grantors herein shall be allowed, but not required, to take steps to re-name the street serving the property herein conveyed, from "Terry Place" to "Vaughns Gap Place".





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

RECEIVED OF _____

FOR _____

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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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 12.00
TOTAL 697.50
CHECK 697.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 10:55 0001 8308

0085676
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937337