THIS INSTRUMENT PREPARED BY:

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

BOOK 10060 PG 231

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Barry Neil Sullivan, Sr., et ux 4989 Algonquin Dr. Antioch, Tn. 37013	Same as New Owner	Map 12 P/O Parcel 50

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., now NORTHFORK PROPERTIES, INC., a Tennessee corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BARRY NEIL SULLIVAN, SR. and wife, KATHY GAYLE SULLIVAN, 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 2nd Civil District of Davidson County, Tennessee, described as Tract No. 4 on a survey dated April 17, 1995 by William C. Cockrill, Registered Land Surveyor, No. 1401, as follows:

BEGINNING at an iron pin in the easterly margin of Old Springfield Highway, a corner to the property conveyed to Billy Hitt, of record in Book 7835, page 222, Register's Office for Davidson County, Tennessee; thence, with said margin of said highway North 24 deg. 27' 10" West 316.14 feet to an iron pin, a corner to Tract 3 conveyed to Patsy J. Martin, a single woman, of record in Book 9651, page 472, Register's Office for Davidson County, Tennessee; thence, with the line of Martin (Tract 3) North 50 deg. 32' 50" East 450.00 feet to an iron pin; thence, North 88 deg. 08' 01" East 434.94 feet to a point; thence, South 33 deg. 26' 34" East 10.46 feet to a point; thence, South 70 deg. 37' 12" East 97.82 feet to a point; thence, South 18 deg. 37' 28" East 74.34 feet to a point; thence, South 22 deg. 35' 08" West 52.44 feet to a point; thence, South 57 deg. 08' 30" West 45.85 feet to a point; thence, North 80 deg. 48' 49" West 113.72 feet to a point; thence, South 57 deg. 10' 54" West 62.40 feet to a point; thence, South 03 deg. 44' 29" West 44.56 feet to a point; thence, South 31 deg. 10' 13" East 84.20 feet to a point; thence, South 06 deg. 43' 41" East 211.62 feet to a point; thence, North 27 deg. 56' 58" West 180.52 feet to a point; thence, North 41 deg. 56' 54" West 112.52 feet to a point; thence, North 51 deg. 35' 43" West 97.26 feet to a point; thence, South 82 deg. 00' 37" East 68.06 feet to a point; thence, South 48 deg. 59' 20" West 111.04 feet to a point; thence, South 39 deg. 28' 27" West 141.52 feet to a point; thence, South 29 deg. 59' 16" West 187.12 feet to a point; thence, South 56 deg. 32' 41" West 53.17 feet to the point of beginning and containing 5.31 acres, more or less.

BEING a part of the same property conveyed to Trailmont Park, Inc. by deeds of record in Book 6820, page 133 and Book 7753, page 209, Register's Office for Davidson County, Tennessee. By Amendment to its Corporate Charter filed in the Office of the Secretary of State for the State of Tennessee on January 30, 1996, Trailmont Park, Inc. changed its corporate name to Northfork Properties, Inc.

This conveyance is made subject to a part of the said property being within the 100 year flood plane, a 20-foot utility easement, a 20-foot sewer easement, a 75-foot sewer easement, an existing sewer line and other matters as shown on the survey drawing of said tract by Crawford Land Surveyors, P.C., attached as Exhibit A to this Deed and incorporated herein by reference.

The said property is unimproved property located on Old Springfield Highway, Goodlettsville, Tennessee 37072.

The said property was described according to a survey dated April 17, 1995 by William C. Cockrill, Registered Land Surveyor, No. 1401.

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 GRANTEES, their heirs or 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:

1. Taxes for the year 1996, 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. 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.

3. Sewer easement of record in Book 8064, page 326, Register's Office for Davidson County, Tennessee.

4. Utility easement, 100 year flood line, existing sewer line and sewer easement as shown on the survey drawing attached hereto as Exhibit A to this Deed and incorporated herein by reference.

And the GRANTOR does further covenant and bind itself, its assigns and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

EXECUTED on the day and date acknowledged below.

"GRANTOR"

NORTHFORK PROPERTIES, INC.
(formerly Trailmont Park, Inc.)

BY: W. H. McClanahan, Chm
W. H. McCLANAHAN, Chairman

"GRANTEES"

Barry Neil Sullivan Sr.
BARRY NEIL SULLIVAN, SR.

Kathy Gayle Sullivan
KATHY GAYLE SULLIVAN

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 Chairman of NORTHFORK PROPERTIES, INC., (FORMERLY TRAILMONT PARK, INC.), the bargainor, a corporation, and as such Chairman, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Chairman.

WITNESS my hand and official seal, this the 22nd day of May, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY NEIL SULLIVAN, SR. and wife, KATHY GAYLE SULLIVAN, 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, this the 22nd day of May, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Barry Neil Sullivan Sr.
Affiant

Sworn to and subscribed before me, this the 22nd day of May, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

5044 05/24 0101 03CHECK 105.80

96 MAY 24 AM 9:42
FELIX E. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0184916

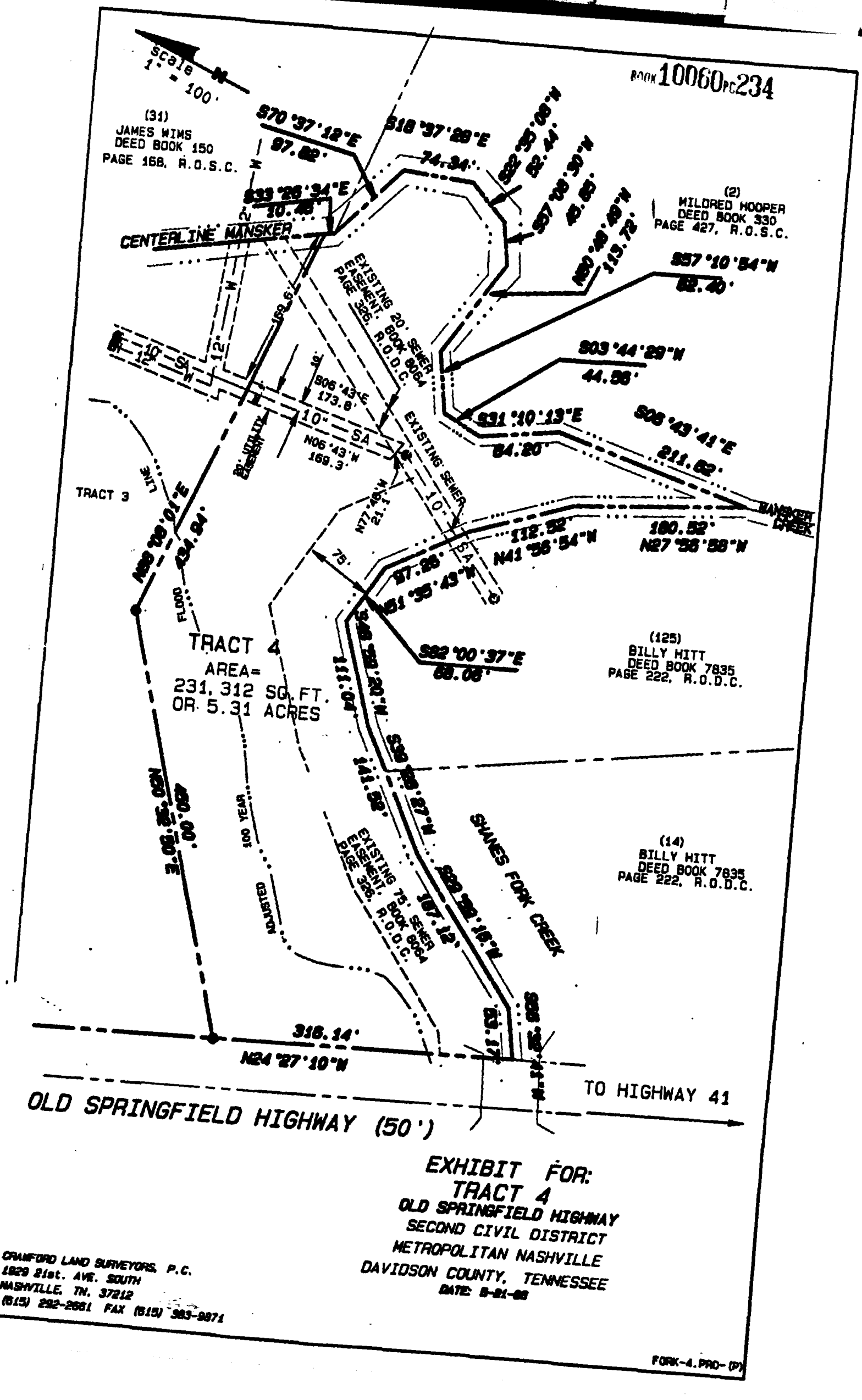
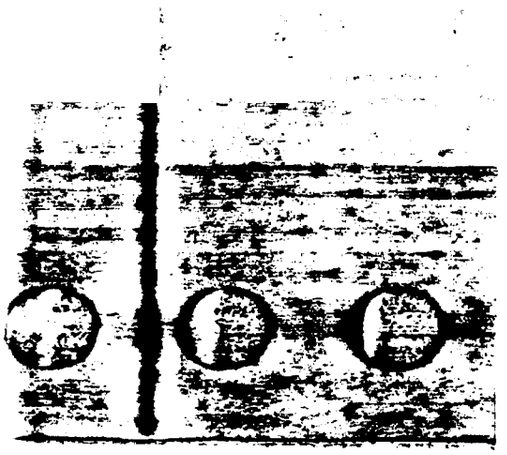


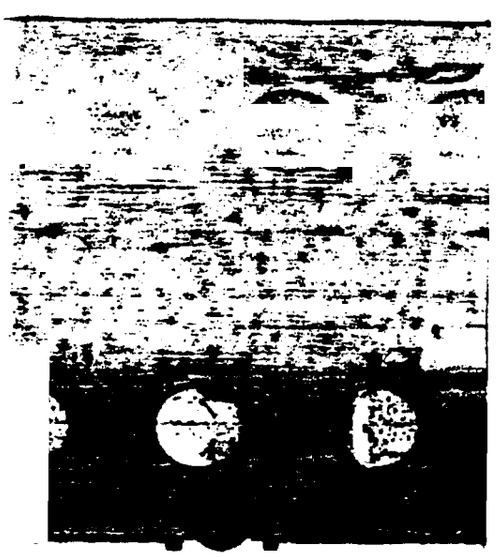
EXHIBIT FOR:
TRACT 4
OLD SPRINGFIELD HIGHWAY
SECOND CIVIL DISTRICT
METROPOLITAN NASHVILLE
DAVIDSON COUNTY, TENNESSEE
DATE: 8-21-98

CRAWFORD LAND SURVEYORS, P.C.
1929 21st. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2661 FAX (615) 383-9871

FORK-4.PRO-(P)

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





RECEIVED OF _____

FOR _____

BOOK 10060 PG 235

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 24000.00
CON TX 88.80
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
MDEED 16.00
TOTAL 105.80
CHECK 105.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/96 01 09:46 0001 3044

0184916
IDENTIF. ↑ REFERENCE

96 MAY 24 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042968