BOOK 10155 PG 549

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ray Allen et ux Judy Allen	Same	Map #30
1620 Peerman		Parcel #33
Nashville, TN 37206		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 28,000.00 .

Affiant

SWORN TO AND SUBSCRIBED before me this the 13th day of August 1996.

Notary Public

My Commission Expires: 1-25-97

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, GARY L. ADAMS, et ux, MARY E. ADAMS, hereinafter referred to as the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto RAY ALLEN et ux, JUDY ALLEN, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the first councilmanic district of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, license #823, dated May 28, 1996 as follows:

BECINNING at a point in the center line of a 50 foot joint use ingress, egress and utility easement, said beginning point being found by going to the southwest corner of the Yarbro property of record in Book 10068, page 464, RODC (said point also being the northwest corner of a cemetery) and continuing north 5° 46' 14" west 34.55 feet to the center line of the aforesaid easement and then continuing along the center line of the aforesaid easement for three calls, north 5° 46' 14" west 162.5 feet, north 9° 42' 42" east 204.19 feet, and north 46° 50' 0" west 323.96 feet to the point of beginning of this tract; thence, north 20° 38' 13" east 837.80 feet to a point in the southerly line of Calvin Hobbs of record in Book 573, page 997 RODC; thence, north 28° 28' 19" west 230.26 feet along the southerly boundary of Hobbs; thence, leaving Hobbs' line south 36° 55'34" west 160.44 feet to a point thence, south 14° 58' 52" west 151.30 feet to a point; thence south 58° 36' 24" west 342.77 feet to a point; thence, south 77° 37' 9" west 452.49 feet to a point; thence, south 34° 45' 19" west 44.19 feet to a point; thence, south 51° 19' 44" east 217.55 feet to a point; thence, south 65° 43' 24" east 420 feet to a point; thence, south 59° 45' 38" east 181.76 feet to the point of beginning. Containing 8.64 acres more or

BEING part of the same property conveyed to Gary L. Adams, et al, by deed of record in Book 5705, page 22 and a part of the same property conveyed to Gary L. Adams by deed of record in Book 6675, page 768 RODC.

The Grantor also conveys to the Grantee a 50 foot joint use ingress/egress and utility easements over the land owned by the Grantor:

LAND lying 25 feet on either side of a center line described as follows:

BEGINNING at a point in the northerly margin of Whites Creek Pike, said point being south 63° 48' 10" east 30.77 feet from the southeast corner of the Lemm property of record in Book 9473, page 975, RODC; thence, north 29° 34' 14" east 181.25 feet to a point; thence, north 5° 46' 14" west 162.5 feet; thence, north 9° 42' 42" east 204.19 feet; thence, north 46° 50' 0" 323.96 feet.

This is unimproved property, located on Whites Creek Pike, Nashville, Tennessee.

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, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned and taxes for the year 1996, a lien but not yet due and payable which the Grantor assumes and agrees to pay and the Restrictive Covenants attached hereto as Exhibit A.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 22 day of July 1996.

96 AUG 13 PM 3:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02141 99
IDENTIF. & REFERENCE

Gary L Adams
GARY L. ADAMS

Mary E. Adams
MARY E. ADAMS

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 GARY L. ADAMS et ux, MARY E. ADAMS the bargainors, 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, on this the 22nd day of July 1996.

ANNE G. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 1-25-97

C:\OFFICE\REAL\ALLEN.WD\14-782

EXHIBIT A

TO BE ADDED TO THE DEEDS ON GARY ADAMS' LOTS 3, 4 and 5:

The Grantor makes the following declarations as to the limitations, restrictions and uses to which the property conveyed herein may be put and specifies that such declaration shall constitute a covenant to run with the land, as provided by law, and shall be binding on the Grantee, his heirs, successors and assigns, and all persons claiming under him for a period of 20 years from the recording of this instrument:

1. The property shall be used only for residential purposes;

2. Any home constructed on the property shall have a minimum main floor area, exclusive of porches and garages, of not less than 1200 square feet on main floor;

3. No residential structure on any lot shall be designed, constructed or used for more than one family;

4. The temporary use of a basement or uncompleted floor or other temporary structure is prohibited for more than 120 days;

5. No modular homes, mobile homes or manufactured homes shall be brought or built on the premises;

6. No structure can be moved onto this property from another site;

7. All construction on the property shall be out of new, not used, material;

8. No swine or fighting roosters shall be allowed or maintained on the property;

9. No trailer, basement house, tent, garage, barn or other outbuilding shall be erected or used as a temporary residence for more than 120 days;

10. No salvage vehicles shall be stored or permitted to remain on the property.

6558 08/13 0101 03CHECK 116.60



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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 552

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 12.00
TOTAL 116.60
CHECK 116.60

08/13/96 01 15:20 0001 6658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 14 199
IDENTIF. & REFERENCE

96 AUG 13 PM 3:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019239