THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

BOOK 10189 PG 850

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kenneth R. Harrison, et ux 225 Andover Way Nashville, TN 37221	Same as New Owner	Map 17 Parcel 39 Field Book 10D 10605

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, FELLER BROWN REALTY & AUCTION COMPANY, INC., a Tennessee corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto KENNETH R. HARRISON and wife, TERESA A. HARRISON, 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 Tenth Civil District of Davidson County, Tennessee, being Tract No. 2 of the subdivision of a 15.13 acre tract owned by Dennis H. Parker and wife, Mary N. Parker described according to a survey dated April 7, 1989 by Joe M. Cummings, Registered Land Surveyor No. 1513 (Job No. 89-036(S)-011), as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, said point being 1,280.05 feet, more or less, West of the intersection of Freeman Hollow Road and Lickton Pike, a corner to the A. C. Berry Subdivision of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee; thence, with the easterly boundary line of the A. C. Berry Subdivision of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee, North 4 deg. 36' 20" East 914.58 feet to an iron pin; thence, South 79 deg. 36' 30" East 571.40 feet to an iron pin in the line of Marvin E. Tait, et ux; thence with the line of Tait South 12 deg. 47' 05", East 83.14 feet to an iron pin; thence, South 44 deg. 18' 34", West 178.58 feet to an iron pin; thence, South 71 deg. 43' 18" West 311.90 feet to an iron pin; thence, South 36 deg. 06' 03", West 271.63 feet to an iron pin; thence, South 4 deg. 36' 20", West 300.00 feet to an iron pin in the northerly margin of Lickton Pike; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12 deg. 34' 56", a radius of 1,457.40 feet, a tangent of 160.67 feet and a length of 51.58 feet to the point of beginning and containing 5.04 acres, more or less.

This conveyance is made subject to an easement for ingress and egress and utilities, granted to Andrew D. Eagar and wife, E. Diane Eagar by deed recorded in Book 7858, page 642, Register's Office for Davidson County, Tennessee; said easement being more specifically and particularly described as follows, to-wit:

Beginning at an iron pin in the northerly margin of Lickton Pike, a corner to the A. C. Berry Subdivision, of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee; thence, with a line of the A. C. Berry Subdivision North 4 deg. 36' 20", East 301.44 feet to a point; thence, North 36 deg. 06' 03", East 492.60 feet to a point; thence, North 13 deg. 33' 22", West 181.84 feet to a point in the southerly margin of the subdivision of the Dennis H. Parker and Mary N. Parker property; thence, South 79 deg. 36' 30", East 54.71 feet to a point; thence, South 13

deg. 33' 22", East 182.77 feet to a point; thence, South 36 deg. 06' 03", West 230.00 feet to an iron pin; thence, South 36 deg. 06' 03", West 271.63 feet to an iron pin; thence, South 4 deg. 36' 20", West 300.00 feet to an iron pin in the northerly margin of Lickton Pike; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12 deg. 34' 56", a radius of 1,457.40 feet a tangent of 160.67 feet and a length of 51.58 feet to the point of beginning, said easement being 50 plus feet in width.

Being the same property conveyed to Feller Brown Realty & Auction Company, Inc. by deed from Gayle G. Ballou of record in Book 8312, page 150, Register's Office for Davidson County, Tennessee.

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

This is unimproved property located on Lickton Pike, Goodlettsville, Davidson County, 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 and assigns, forever.

And the GRANTOR does covenant with the said GRANTEES that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant 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 GRANTEES, when due.

2. Easement for ingress and egress granted to Andrew D. Edgar and wife, E. Diane Eagar, as hereinabove set forth.

3. Agreement for Easements and Water Line Relocation of record in Book 7858, page 652, said Register's Office.

4. Restrictive Covenants as hereinafter set forth.

The following Restrictive Covenants shall apply to the property hereinabove described, shall be covenants running with the land, shall apply to the GRANTEES, their heirs, personal representatives and assigns, and may be enforced by the GRANTOR, or its successors or assigns, or by any adjoining property owner:

1. All residential homes must contain a minimum of 1500 square feet on the main floor, excluding garages, carports and breezeways.

2. No mobile homes or modular homes shall be permitted on the property, temporarily or permanently.

3. In the event the GRANTEES or their heirs, personal representatives or assigns desire to build any improvements on the property hereinabove described, no building structure shall be erected closer than thirty (30) feet from the north property line west of the driveway.

And the GRANTOR does further covenant and bind itself, its successors 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 12th day of September, 1996.

"GRANTOR"
Feller Brown Realty & Auction Company, Inc.

BY: Myers E. Brown
MYERS E. BROWN, President

"GRANTEES"

Kenneth R Harrison
KENNETH R. HARRISON

Teresa A. Harrison
TERESA A. HARRISON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

7929 09/13 0101 03CHECK 155.45

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH R. HARRISON and wife, TERESA A. HARRISON, 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, at office, this the 12th day of September, 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 }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MYERS E. BROWN, with whom I am personally acquainted and who acknowledged himself to be the President of FELLER BROWN REALTY & AUCTION COMPANY, INC. the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 12th day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

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

96 SEP 13 AM 8:5
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN

0224728
IDENTIF. # REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

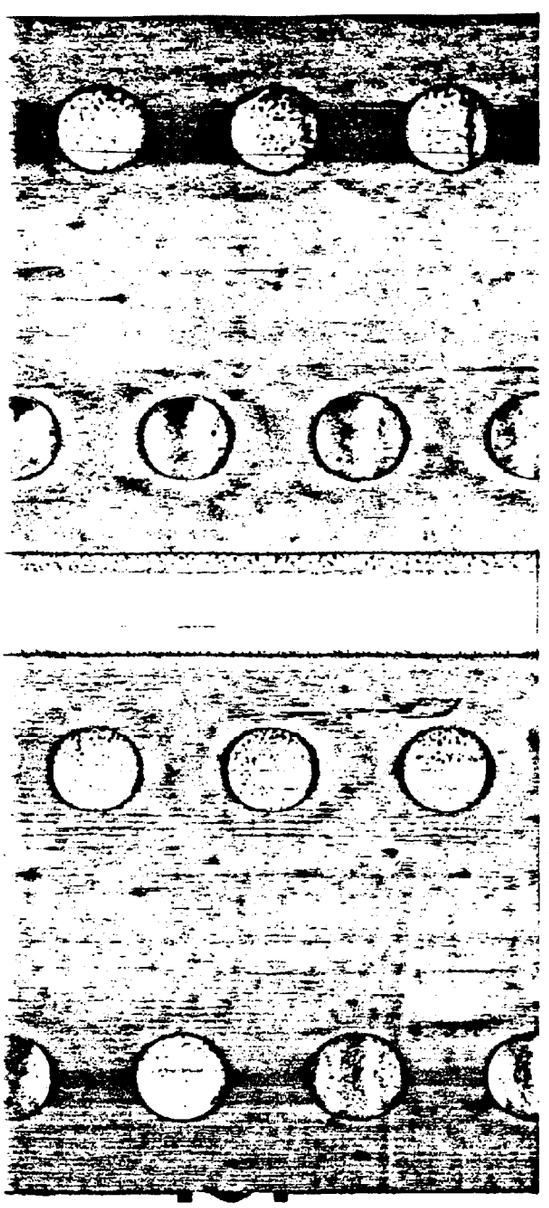
The actual consideration or value, whichever is greater, for this transfer is $38,500.00.

Kenneth R Harrison
Affiant

Sworn to and subscribed before me, this the 12th day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

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



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

RECEIVED OF _____

FOR _____

BOOK 10189 PG 853

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 38500.00
CON TX 142.45
PRFEE 1.00
WDEED 12.00
TOTAL 155.45
CHECK 155.45

09/13/96 01 08:56 0001 7929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224728
IDENTIF. # REFERENCE

96 SEP 13 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030381