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THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Harold Woosley 713 Rachel Drive Goodlettsville, TN 37072	Same as New Owner	Map 26-15 Parcel 3 Field Book 10D 39960

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, J. L. NEWMAN and wife, WILDA T. NEWMAN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto HAROLD WOOSLEY, hereinafter referred to as the "GRANTEE", his 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 Second Civil District of Davidson County, Tennessee, described as Lot No. 2 on the Plat of Northside Festival of record in Book 7900, page 987, Register's Office for Davidson County, Tennessee, as described according to a survey dated June 7, 1995, by Louis A. Barber, Registered Land Surveyor, License No. 801, as follows:

BEGINNING at an iron pin in the westerly margin of Marsha Drive, a corner to the property conveyed to W. D. Tidwell, of record in Book 3308, page 336, Register's Office for Davidson County, Tennessee; thence with the line of Tidwell North 46 deg. 48' 43" West 232.45 feet to a point; thence North 45 deg. 25' 11" West 295 feet to a point; thence South 51 deg. 47' 43" East 202.92 feet to a point in the westerly margin of Marsha Drive; thence with said margin of said Drive on a curve having a delta angle of 01 deg. 24' 20", a radius of 700.00 feet, an arc length of 17.17 feet, a chord bearing of South 54 deg. 29' 48" West for a distance of 17.17 feet to an iron pin; thence continuing on a curve with said margin of said Drive having a delta angle of 11 deg. 11' 52", a radius of 1222.74 feet, an arc length of 238.97 feet, a chord bearing of South 39 deg. 58' 13" East for a distance of 238.59 feet to an iron pin; thence North 34 deg. 22' 17" East 58.57 feet to the point of beginning and containing 63,739 square feet or 1.632 acres, more or less.

BEING a part of the same property conveyed to J. L. Newman and wife, Wilda T. Newman, by deed from W. D. Tidwell and wife, Ella M. Tidwell, of record in Book 3308, page 340, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated June 7, 1995, by Louis A. Barber, Registered Land Surveyor, License No. 801.

This is unimproved property known as 2207 Marsha Drive, Madison, TN 37115.

RESTRICTIVE COVENANT: The following restrictive covenants shall be covenants running with the land and may be enforced by the GRANTORS, or either of them, or their respective heirs or personal representatives, or by any adjoining property owner for a period of twenty-five (25) years from date hereof:

1. The property hereinabove described cannot be used for any other purpose other than residential unless all adjacent properties are zoned accordingly.

2. No more than 2 single family homes or 2 duplexes shall be built or on the [illegible]ed.

3. No single family residence or dwelling shall be built or erected having an area of less than 1500 sq. feet, exclusive of garages, carports and breezeways.

4. No duplex shall be built or erected having an area of less than 1800 sq. feet, exclusive of garages, carports and breezeways.

5. All foundations shall be faced with brick or stone.

6. If any of the above restrictions are at any time declared void or inoperative by any Court of competent jurisdiction, the remaining restrictions shall continue in full force and effect and shall not be otherwise affected thereby.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE, when due.

2. Any and all matters as they appear on the Plat of Northside Festival of record in Book 7900, page 987, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 19h day of September, 1996.

"GRANTORS"

J. L. Newman
J. L. NEWMAN

Wilda T. Newman
WILDA T. NEWMAN

"GRANTEE"

Harold Woosley
HAROLD WOOSLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. L. NEWMAN and wife, WILDA T. NEWMAN, and HAROLD WOOSLEY, 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 19h 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 23 AM 8:50
FILED & RECORDED
DAVIDSON COUNTY, TN.

0227740
IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

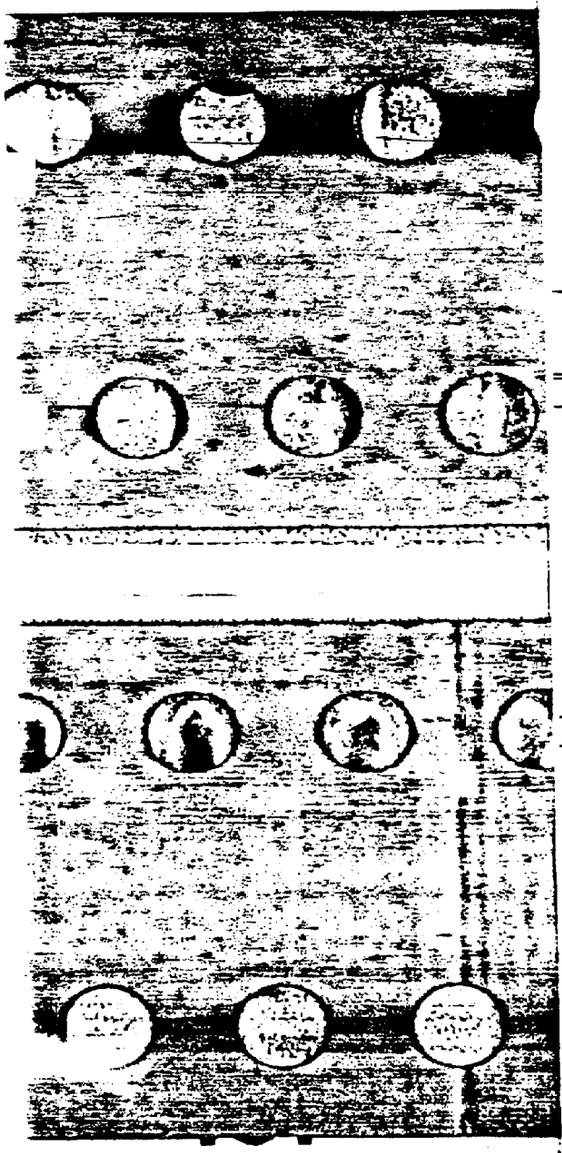
Harold Woosley
Affiant

Sworn to and subscribed before me, this the 19h day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

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

1146 09/23 01:01 03CHECK 120



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

RECEIVED OF _____

FOR _____

BOOK 10198 PG 446

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
			09/23/96 01	08:52 0001 1146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227740 IDENTIF. & REFERENCE

96 SEP 23 AM 8:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033557