THIS INSTRUMENT PREPARED BY:

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

BOOK 10264 PG 764

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jack Williams, et al 421 Dry Creek Road Goodlettsville, TN 37072	Same as New Owner	Map 25 P/O Parcel 18 Field Book 10D 30390

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, BERRY S. MITCHELL and DEBORAH K. MITCHELL a/k/a DEBORAH MITCHELL CHURCH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JACK WILLIAMS, ROBBIE WILLIAMS and DEBORAH WILLIAMS, as joint tenants, with survivorship obtaining, 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:

TRACT 2: A portion of a tract of land located in the Tenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Tract 2 as conveyed to Berry S. Mitchell and Deborah K. Mitchell as evidenced in Deed Book 4537, page 348, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

COMMENCING at a concrete monument (old) at the southwest end of the westerly terminus of Tabor Drive, a 50 foot right of way; said monument being the northwest property corner of Lot 37 as shown on the Final Plat of "Section Two, solitude Acres" as recorded in Book 4300 page 138, Register's Office for Davidson County, Tennessee; said monument also being the northeast property corner of Hassell T. Farmer and wife, Henrietta L. Farmer of record in Deed Book 6877, page 416, said Register's Office; with the north property line of said Farmer property, N 86 deg. 27' 30" W 472.72 feet to an iron pin (new); said pin being the point of beginning of the herein described tract; thence, continuing with the north property line of said Farmer property N 86 deg. 27' 30" W 472.71 feet to an iron pin (old) in the east property line of Lot 2 as shown on the Final Plat of "Stockton Subdivision" as recorded in Book 6200, page 840, said Register's Office; thence, with the east property line of said Lot 2, N 01 deg. 28' 32" E, 139.80 feet to an iron pin (old); said pin being the southeast property corner of Jack Williams and wife, Robbie Williams as recorded in Deed Book 7604, page 700, said Register's Office; thence, with the east property line of said Williams property as recorded in Deed Book 7604, page 700 and Deed Book 3974, page 668, said Register's Office; N 03 deg. 39' 59" E 723.75 feet to an iron pin (old); thence, continuing with the east property line of said Williams property, N 01 deg. 36' 23" E. 360.00 feet to an iron pin (new); thence, continuing with said easterly line, N 01 deg. 35' 19" W 324.75 feet to an iron pin (old); said pin being the southerly property corner of Truman F. Shane and wife, Jewell Shane (Deed Tract No. 2) as recorded in Deed Book 2438, page 452, said Register's Office; thence with the southerly property line of said Shane property, N 75 deg. 49' 01" E 102.65 feet to an iron pin (new); thence N 64 deg. 08' 26" E 229.58 feet to an iron pin (new); said pin being the southwest property corner of said Shane property (Deed Tract No. 1); thence continuing with the southerly property line of said Shane property (Deed Tract No. 1), S 88 deg. 37' 29" E 219.73 feet to an iron pin (new); thence, with a line severing said Mitchell property S 03 deg. 32' 30" W, 1698.95 feet to the point of beginning and containing 799,326 square feet or 18.350 acres, more or less, together with the following described Ingress/Egress and Utility Easement.

EASEMENT: The GRANTORS further convey to the GRANTEES, their heirs or assigns, a permanent perpetual Easement for Ingress/Egress and Utilities for the benefit of Tract 2 (this date sold to Jack Williams, Robbie Williams and Deborah Williams) being 50.22 feet in width, running parallel to and with the south boundary line of the herein described tract, said easement being described as follows, to-wit:

A portion of a tract of land in the Tenth Councilman District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Tract 2 as conveyed to Berry S. Mitchell and Deborah K. Mitchell as evidenced in Deed Book 4537, page 348, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument (old) at the southwest end of the westerly terminus of Tabor Drive, a 50-foot right of way; said monument being the northwest property corner of Lot 37 as shown on the Final Plat of "Section Two, Solitude Acres" as recorded in Book 4300, page 138, said Register's Office; said monument also being the northeast property corner of Hassell T. Farmer and wife, Henrietta L. Farmer of record in Deed Book 6877, page 416, said Register's Office; thence with the northerly property line of said Farmer property, N 86 deg. 27' 30" W 472.71 feet to an iron pin (new); thence, with a line severing the Mitchell property, N 03 deg. 32' 30" E 50.22 feet to a point; thence, S 86 deg. 27' 30" E 472.37 feet to a concrete monument at the northwest end of the westerly terminus of Tabor Drive; thence, with the westerly terminus of Tabor Drive, S 03 deg. 09' 30" W 50.22 feet to the point of beginning and containing 23,731 square feet or 0.5448 acres, more or less.

BEING a part of the same property conveyed to Berry S. Mitchell and Deborah K. Mitchell by deed from Hubert L. Worrell, Sr. of record in Book 4537, page 348, said Register's Office.

The foregoing description was prepared from a survey dated October 7, 1996, by John O. Spry, Registered Land Surveyor, No. 727.

This is unimproved property located in Goodlettsville, Tennessee, and homestead is not applicable to the said property.

By this conveyance, the Grantees intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of any one of them, the remaining Grantees shall own and hold title to the said property as joint tenants with survivorship obtaining and that in the event of the death of any two of the Grantees, the sole surviving Grantee shall own and hold title to the said property, in fee simple, without any right, claim or demand on the part of the decedents' estate.

RESTRICTIVE COVENANT: The following restrictive covenant shall be a covenant running with the land and may be enforced by the GRANTORS, or any one 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. No single wide mobile home shall be permitted on the property described hereinabove, either temporarily or permanently.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to the easement as hereinabove set forth.

3. Subject to Agreement for the construction, upkeep and maintenance of roadways and utilities to be recorded in the Office of the Register of Deeds for Davidson County, Tennessee.

4. Subject to the restrictive covenant as hereinabove set forth.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

BERRY S. MITCHELL

DEBORAH K. MITCHELL
a/k/a DEBORAH MITCHELL CHURCH

"GRANTEES"

JACK WILLIAMS

ROBBIE WILLIAMS

DEBORAH WILLIAMS

STATE OF CALIFORNIA }
COUNTY OF Orange }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERRY S. MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16 day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 11/6/98

DENNIS A. OWENS
COMM. # 1044317
Notary Public — California
ORANGE COUNTY
My Comm. Expires NOV 6, 1998

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH K. MITCHELL a/k/a DEBORAH MITCHELL CHURCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12 day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 12/6/97

[illegible] C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 1997

BOOK 10264 PG 767

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK WILLIAMS, ROBBIE WILLIAMS and DEBORAH WILLIAMS, 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 November, 1996.

Peter C. Daniel
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $69,500.00.

Affiant

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

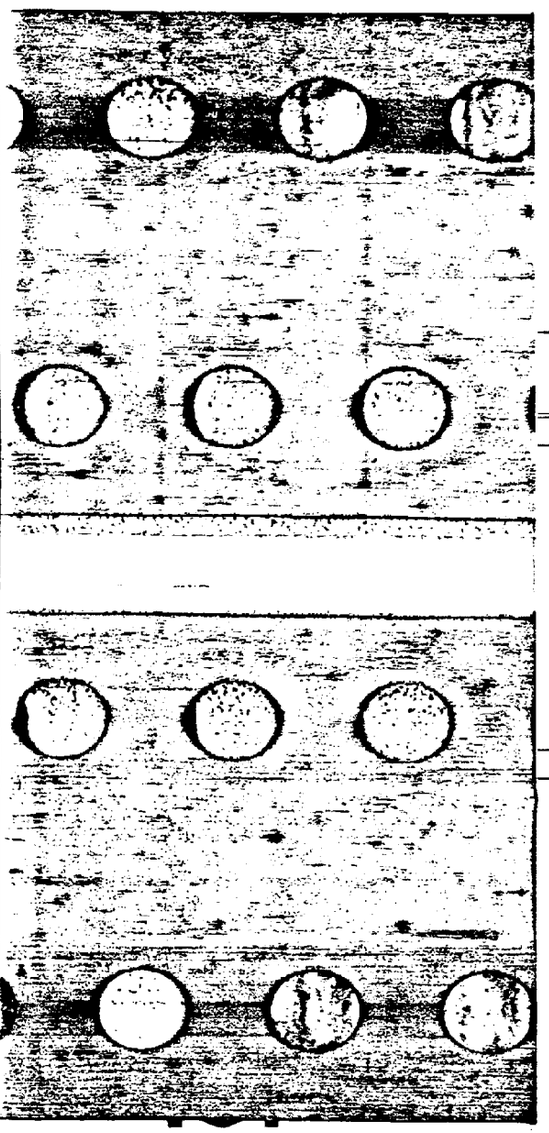
Peter C. Daniel
NOTARY PUBLIC

My Commission Expires: 12/6/97

024,8238
IDENTIF. ^ REFERENCE

96 NOV 20 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7262 11/20 0101 03CHECK 274.15



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

RECEIVED OF _____

FOR _____

BOOK 10264 PG 768

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 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 16.00
TOTAL 274.15
CHECK 274.15

11/20/96 01 09:25 0001 7262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248238
IDENTIF. ↑ REFERENCE

96 NOV 20 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089975