BOOK 10286 PG 247

Mail

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.
Donald A. Trivett, et ux 203 Hasty Drive 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 DONALD A. TRIVETT and wife, CATHERINE C. TRIVETT, 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 1: 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:

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, 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 and proceeding with the north property line of said Farmer property, N 86 deg. 27' 30" West 472.71 feet to an iron pin (new); thence, with a line severing the portion of said Mitchell property, N 03 deg. 32' 30" E, 1698.95 feet to an iron pin (new) in the south property line of Truman F. Shane and wife, Jewell Shane (Deed Tract No. 1) as of record in Deed Book 2438, page 452, said Register's Office; thence, with the south property line of said Shane property S 88 deg. 37' 29" E, 458.59 feet to an iron pin (new) in the west property line of Charles R. Brown and wife, Irene B. Brown as recorded in Deed Book 4762, page 304, said Register's Office; thence, with the west property line of said Brown property, S 00 deg. 43' 35" W, 238.95 feet to an iron pin (old); said pin being the northwest property corner of Barbara Crane Detring as recorded in Deed Book 8398, page 568, said Register's Office; thence, with the west property line of said Detring property and the Doyle R. Hasty and wife, Ruby W. Hasty property as recorded in Deed Book 2154, page 187, said Register's Office; S 03 deg. 40' 00" W, 808.04 feet to a concrete monument (old); said monument being the northwest property corner of Lot 41 of said "Section Two, Solitude Acres"; thence, with the west property line of Lots 38 through 41 of said Section Two, Solitude Acres, S 03 deg. 09' 30" W, passing a concrete monument (old) at 619.38 feet; said monument being the northwest end of the westerly terminus of Tabor Drive for a total distance of 669.60 feet to the point of beginning and containing 800,886 square feet or 18.386 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.

EASEMENT: Included in the aforementioned description is an Ingress/Egress and Utility Easement for the benefit of Tract 2 (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.

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.

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"

DONALD A. TRIVETT

CATHERINE C. TRIVETT

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 3rd day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 11-6-97

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 2nd day of December 1996.

NOTARY PUBLIC

My Commission Expires: 12/6/97

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, DONALD A. TRIVETT and wife, CATHERINE C. TRIVETT, 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 26th day of Dec., 1996.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

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 $100,000.00.

Donald A Trivett
Affiant

Sworn to and subscribed before me, this the 26th day of Dec., 1996.

Patsy C. Davidson
NOTARY PUBLIC

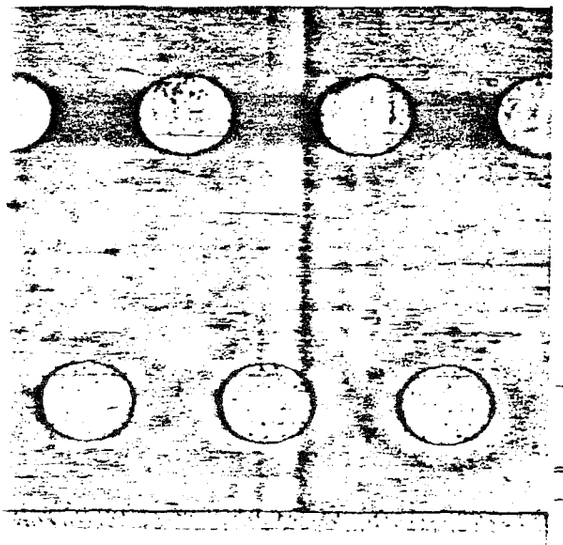
My Commission Expires: 12/6/97

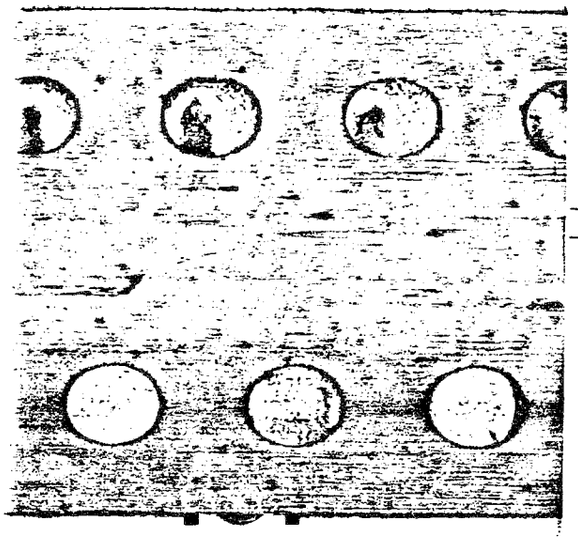
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96 DEC 10 PM 1:04
REGISTER
DAVIDSON COUNTY, TN.

0254490
IDENTIF. # REFERENCE

4098 12/10 0101 03CHECK 387.00





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

RECEIVED OF _____

FOR _____

BOOK 10286 PG 251

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	100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	387.00
			CHECK	387.00
12/10/96	01		13:08 0001	4098

96 DEC 10 PM 1:04
FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254490
IDENTIF. # REFERENCE

No. 1096733