BOOK 10322 PG 212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Michael N. McKee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 1997

Notary Public

MY COMMISSION EXPIRES 5-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Michael N. McKee and wife, Kay H. McKee	SAME	Map 187
(NAME)	(NAME)	
365 Dillette Rd		Parcel 147
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ashville, TN 37211		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GENE H. SMITH and wife, PATRICIA C. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL N. McKEE and wife, KAY H. McKEE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of the G. SMITH SUBDIVISION as of record in Book 7900, page 972, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more conplete and accurate description.

Being a portion of the property conveyed to Gene H. Smith and wife, Patricia C. Smith by deed from William T. Berry, Trustee of record in Book 9676, page 645, Register's Office for Davidson County, tennessee.

The above property is conveyed subject to the 1997 State and County property taxes; any matters shown on the plan of record at Book 7900, page 972, Register's Office for Davidson County, Tennessee and any applicable building and/or zoning regulatons and the restrictions setforth in Exhibit "A" attached hereto.

0264923
IDENTIFICATION REFERENCE

97 JAN 17 AM 8:55
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

5623 01/17 0101 03CHECK 207.25

This is unimproved (X) improved ( ) property, known as LOT No. 1 - G. Smith Subdivision- 6913 Burkitt Road Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2nd day of JANUARY, 19 97

Gene H. Smith
GENE H. SMITH

Patricia C. Smith
PATRICIA C. SMITH

STATE OF TENNESSEE
Davidson County

BOOK 10322 PG 213

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Gene H. Smith and Patricia C. Smith

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of JANUARY, 19 97

Commission expires 5-28-2000

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

EXHIBIT "A"

TO

WARRANTY DEED

The following restrictive covenants shall be covenants running with the land (Lot No. 1 of the G. SMITH SUBDIVISION as of record in Plat Book 7900, page 972, Regisater's Office for Davidson County, Tennessee) and binding upon the grantees their heirs and assigns, and subsequent owners for a period of twenty (20) years from and after January 2, 1997 after which they shall automatically be terminated.

1. All residences shall have a minimum of 1800 square feet of living area, exclusive of porches, garage, carport or basement.

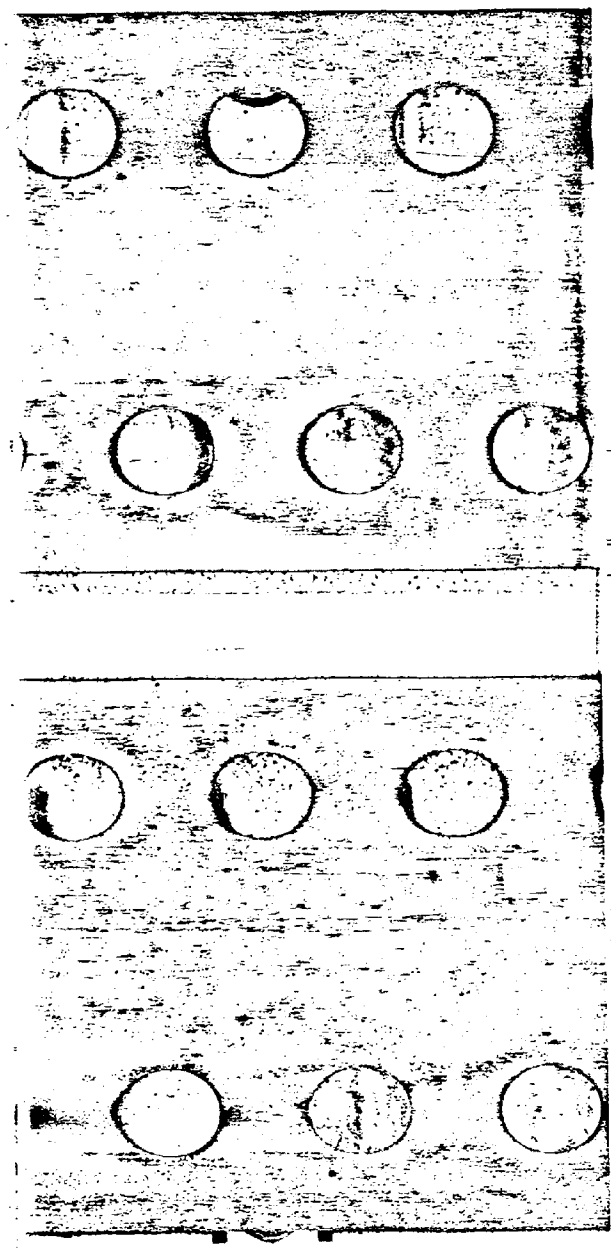
2. No residence shall be constructed or maintained with outside walls constructed of any material other than brick, natural stone, wood, stucco, vinyl siding or a combination thereof. No exposed block foundations.

3. No mobile home, trailer, garage, barn, basement or outbuilding shall be erected or used as either a temporary or permanent residence.

4. No swine or poultry may be kept on property.

5. All barns and other detached buildings must be set behind the main dwelling and no closer than 25 feet to a side or rear line.

6. No noxious or offensive operations shall be conducted or maintained on any tract, and nothing shall be done on a property which may constitute a nuisance or unreasonable annoyance to the neighborhood.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10322 PG 215

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 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 12.00
TOTAL 207.25
CHECK 207.25

01/17/97 01 08:56 0001 5623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264923
IDENTIF. ↑ REFERENCE

97 JAN 17 AM 8:56
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1108121