BOOK 10356 PG 31

Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Peggy J. Ledman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 1997

J. Lewis Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PEGGY J. LEDMAN (NAME)	SAME (NAME)	41-158
4056 BRICK CHURCH PIKE (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WILLIAM T. BOZEMAN AND WIFE, ARLEEN BOZEMAN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

PEGGY J. LEDMAN, A SINGLE PERSON

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Bozeman Subdivision, of record in Book 9700, page 287, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to William T. Bozeman and wife, Arleen Bozeman, by deed from Devereaux D. Cannon, Jr., Trustee, of record in Book 9520, page 780, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1997, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 9700, page 287, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as shown on attached Exhibit "A".

unimproved ( )
This is improved (X) property, known as 4056 Brick Church Pike, formerly known as 4050 Brick Church Pike Nashville, TN 37207
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21st day of February, 1997.

WILLIAM T. BOZEMAN

ARLEEN BOZEMAN

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William T. Bozeman and wife, Arleen Bozeman, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of February, 1997.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

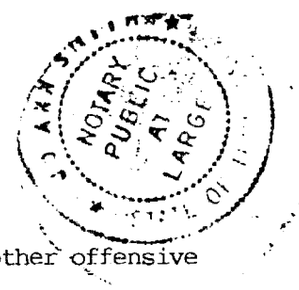
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

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RESTRICTIONS FOR TRACT 1-5
RUTH O. BOZEMAN PROPERTY
BRICK CHURCH PIKE, NASHVILLE, TN



1. No Swine or commercial poultry may be kept on property.

2. No Storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

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

4. No mobile homes will be permitted.

5. These restrictive covenants may be amended and/or altered from time to time by the recording of a written instrument executed by the owners of 60% of all the tracts.

6. The restrictive covenants shall run with the land and shall expire Ten (10) years from the recording of each tract.

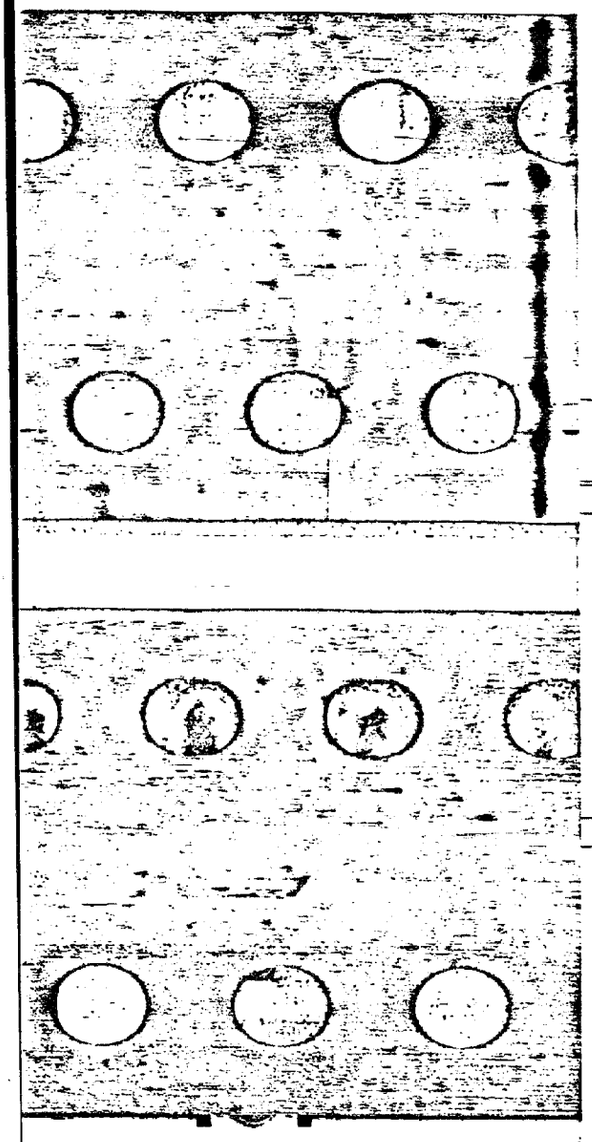
7. The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 and 2 on the Final Plat of the Bozeman Subdivision, of record in Book 9700, page 287, Register's Office for Davidson County, Tennessee, and Tracts 3, 4 and 5 of a survey prepared by William C. Cockrill, Surveyor, dated January 16, 1997. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

8. By the creation of the above restrictions there is no intention of imposing them on any other land owned by James T. Bolles, Jr., and wife, Betty B. Bolles, William C. Breedlove, Jr., and wife, Mary Ann Breedlove, and William T. Bozeman and wife, Arleen Bozeman, or their beneficiaries, whether adjoining any portion of this property or located in the vicinity thereof, there being no general plan of development of all of their land, and they do expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the land owned by them which is not embraced within the above restrictions, Tracts 1-5.

02751175

EXHIBIT "A"

8669 02/21 0101 02CHECK 449.60



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

RECEIVED OF _____

FOR _____

BOOK 10356 PG 34

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	CMNT	TOTAL PAID
					118000.00
				CON TX	436.60
				PRFEE	1.00
				WDEED	12.00
				TOTAL	449.60
				CHECK	449.60
02/21/97		01	14:02	0001	8669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275175
IDENTIFICATION REFERENCE

97 FEB 21 PM 1:55
DAVIDSON COUNTY TN

No. 1119108