FILE NO. 35328

FILE BOX "7"

BOOK 10399 PG 988

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 1997

Notary Public

MY COMMISSION EXPIRES: 1/31/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES KELLY GUESS et ux	S A M E	182-168
(NAME)	(NAME)	
350 STRASSER DR		5D 64104
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE 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 MICHAEL A. ALTGILBERS and wife, KRISTI L. ALTGILBERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES KELLY GUESS and wife, LUCYNTHIA D. GUESS

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:

SEE ATTACHED LEGAL DESCRIPTION

3970 (4/01 01-1 (3m.D 2.7.9

0289463

IDENTIFICATION REFERENCE

97 APR -1 PM 4:14

FELIX A. HOLLOMAN REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved / improved property known as 5.02 Acres, Old Hickory Boulevard
(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 7TH day of March, 1997

Michael A Altgilbers
MICHAEL A. ALTGILBERS

Kristi L Altgilbers
KRISTI L. ALTGILBERS

BOOK 10393 PG 989

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL A. ALTGILBERS and wife, KRISTI L. ALTGILBERS

the bargainor S, 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 and official seal at Nashville, Tennessee, this 7th day of March, 19 97.

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

EXHIBIT A

TRACT 1:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated February 17, 1988, and known as Job No. 87-667 more particularly described as follows:

BEGINNING at an iron pin on the southerly margin of Old Hickory Boulevard, said point of beginning being the northeast corner of the herein described tract and also being the northwest corner of the W. G. Randles property of record in Book 6421, Page 532, R.O.D.C., TN; thence with the Randles lines South 04 degrees 00' 42" West 449.91 feet to an iron pin; thence continuing with Randles' South 85 degrees 59' 18" East 8.00 feet to an iron pin; thence leaving Randles' line South 04 degrees 00' 42" West 593.55 feet to an iron pin; thence South 04 degrees 14' 54" West 566.91 feet to an iron pin in the line of the Estelle B. Angus property of record in Deed Book 6575, Page 658, R.O.D.C., TN; thence with Angus line North 89 degrees 10' 47" West 115.78 feet to an iron pin; thence leaving Angus line North 02 degrees 36' 13" East 1624.06 feet to an iron pin on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 83 degrees 24' 24" East 150.00 feet to the point of beginning, containing 5.02 acres, more or less.

BEING the same property conveyed to Michael A. Altgilbers and wife, Kristi L. Altgilbers by deed from Robert A. O'Malley and wife, Betty S. O'Malley of record in Book 10005, page 40, Register's Office for Davidson County, Tennessee.

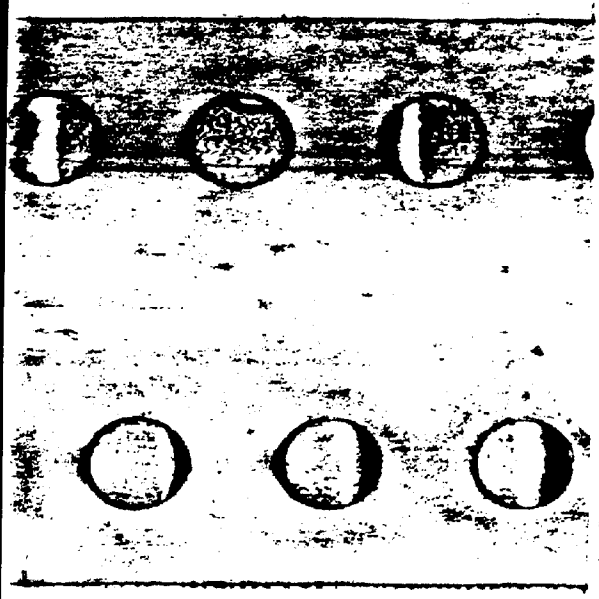
The following Restrictions shall be a covenant running with the land for a period of twenty (20) years from the date of the original conveyance of this property, said date being March 24, 1988 and shall expire on March 25, 1998:

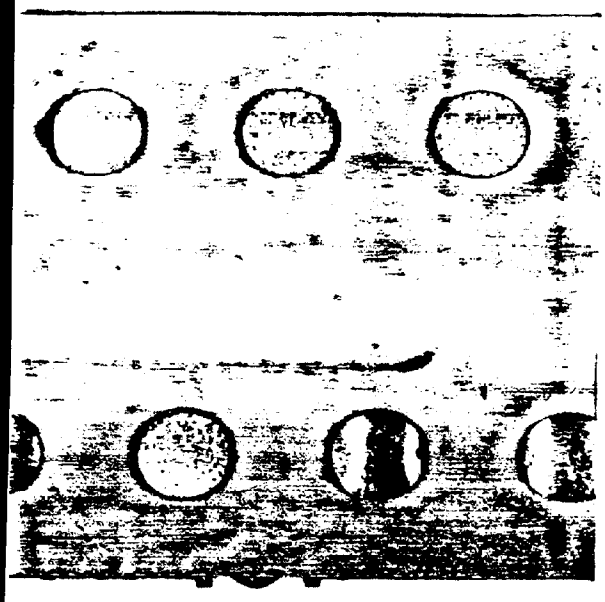
1. No trailer or mobile home, basement house, garage, barn or other building may be used as a temporary or permanent living quarters.

2. No swine or commercial poultry may be kept on property.

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

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 4 of unrecorded plat prepared by J. Bruce Rainey, Surveyor, dated 2/4/88, revised 2/17/88. 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 any action at law or a suit in equity for injunctive or other relief.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10399 PG 991

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 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 12.00
TOTAL 247.95
CHECK 247.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289463
IDENTIF. # REFERENCE

97 APR -1 PM 4:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1134241