BOOK 10415 PG 889

Box 5

0294145

IDENTIF. # REFERENCE

97 APR 14 PM 2:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,750.00

William C Wickert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 11-25-2000
(AFFIX SEAL)

RELS of TN, Inc. THIS INSTRUMENT WAS PREPARED BY
Michael T. Haley, Attorney 1100 Kermit Dr. #204 Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills:	MAP-PARCEL NUMBERS
William C. Wickert et ux (NAME)	same (NAME)	11/28.00 p/o
Lot 1 Hunters Ridge §1 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 186 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (P.O. 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, Gary F. Hahn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO William C. Wickert and wife, Jane R. Wickert

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:

Being Lot Number 1 of Hunters Ridge Subdivision, Section 1, an area of 87,120 square feet or 2.00 acres, as shown on plat of record in Plat Book 8250, page 699, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being a part of the same property conveyed to Gary F. Hahn, subject to a life estate retained by Elizabeth B. Conner, by deed from Elizabeth B. Conner, a widow, dated September 23, 1987, recorded September 23, 1987, Book 7360, page 296, Register's Office for Davidson County, Tennessee. The said Elizabeth B. Conner is now deceased, thereby extinguishing her life estate.

Subject to easements, setback lines and restrictions of record in Plat Book 8250, page 699, and to any other restrictions, easements or matters affecting the premises. The 1997 county taxes on the above described tract are to be paid by the Grantees.

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

9158 04/14 0101 03CHECK 111.98

This is unimproved (X) improved ( ) property, known as Lot 1 Hunters Ridge §1, Greer Road Goodlettsville, TN 37072
(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 my hand this 4th day of April, 19 97

Gary F. Hahn

STATE OF TENNESSEE
Davidson County

BOOK 10415 PG 890

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary F. Hahn, unmarried

the bargainor, 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 and official seal at Nashville, Tennessee, this 4th day of April, 19 97.

Notary Public

Commission Expires MY COMMISSION EXPIRES 11-25-2000

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
Gary F. Hahn, unmarried

TO
William C. Wickert and wife,
Jane R. Wickert

Restrictions for lots located in Hunters Ridge Estates Subdivision, Greer Road, Goodlettsville, Tennessee. This Subdivision is owned by Gary F. Hahn, also known as the Seller.

BOOK 10415 PG 891

1. All building materials shall be removed from the lots no later than 30 days after any phase of building is completed.

2. Individual lots within a recorded plan sold by metes and bound descriptions, may not be re-subdivided so as to create a smaller area than originally deeded to a lot owner. The lots, individually or wholly, can not be re-subdivided into smaller lots for resale for a period of 10 years. If and when the lots are resold, these restrictions will apply.

3. This property or lots shall be used for single family residential development with one single family residence on each lot.

4. All lots shall be maintained in a neat and attractive condition by their respective owners. All lots must be kept mowed.

5. The pursuit of advocations or intently dangerous activities including without limitation to the assembly and disassembly of motor vehicles or other mechanical devises shall not be pursued or undertaken on any lot.

6. No mobile home or any other structure on any lot shall be used for any commercial or business purpose.

7. No commercial vehicles or heavy equipment can be stored on the lots.

8. Each owner shall observe all governmental building codes, health regulations, zoning restrictions and other regulations applicable to the owned lot.

9. No poultry, swine, cattle, or horses shall be allowed to be kept on any lot.

10. All barns or outbuildings must be built to the rear of residence.

11. Set back line must be a minimum of 40 feet. All mobile homes must be on an approved permanent foundation.

12. Foundations must be covered by brick, veneer, or vinyl.

Gary F Hahn 12-31-96
SELLER DATE

William C Wicket 12/31/96
BUYER DATE

Jane R Wicket 12/31-96
BUYER DATE

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

RECEIVED OF _____

FOR _____

BOOK 10415 PG 892

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 26750.00
CON TX 98.98
PRFEE 1.00
WDEED 12.00
TOTAL 111.98
CHECK 111.98

04/14/97 01 14:19 0001 9158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0294145
IDENTIF. ↑ REFERENCE

97 APR 14 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1139353