WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy Lynn Nolan (NAME)	Kristy Lynn Nolan (NAME)	P/O 77-8 & 77-34
Cub Creek Road (ADDRESS)	4915 Salem Dr. (ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP)	Nashville TN 37211 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert A. Dunn and Walton L. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristy Lynn Nolan, unmarried

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, situated on the north side of Cub Creek Road and more particularly described according to a survey from A&A Engineers, Inc., by Howard W. Anderson, License #537, dated April 3, 1997, as follows:

Commencing at an iron pin in the southwest corner of the Paul Miller tract as of record in Book 8895, page 188, said ironpin being in the northen right of way margin of Cub Creek Road; thence with said right of way S 54° 32' 18" W 166.13 feet to the point of beginning; thence continuing on the same bearing 150.00 feet to an iron pin; thence leaving said right of way N 35° 27' 42" W 450.00 feet to an iron pin; thence N 39° 49' 47" W 821.00 feet to an iron pin; thence N 54° 45' 13" E 330.00 feet to an iron pin; thence S 23° 45' 53" E 579.40 feet to an iron pin; thence S 35° 27' 42" E 700.00 feet to the point of beginning, said tract containing 5.72 acres, more or less.

Being part of the same property conveyed to Robert A. Dunn and Walton L. Dunn, by deed from Lowell Carson Lee and wife, Betty S. Lee, of record in Book 9702, page 596, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictive covenants which shall run with the land and be binding upon the Grantees, their heirs and assigns:

CONTINUED

unimproved (X)
This is improved ( ) property, known as Cub Creek Road, Nashville, TN
(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 24th day of April 19 97

Robert A. Dunn

Walton L. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Dunn and Walton L. Dunn

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 Brentwood, Tennessee this 24th day of April 19 97.

Commission expires My Commission Expires September 28, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

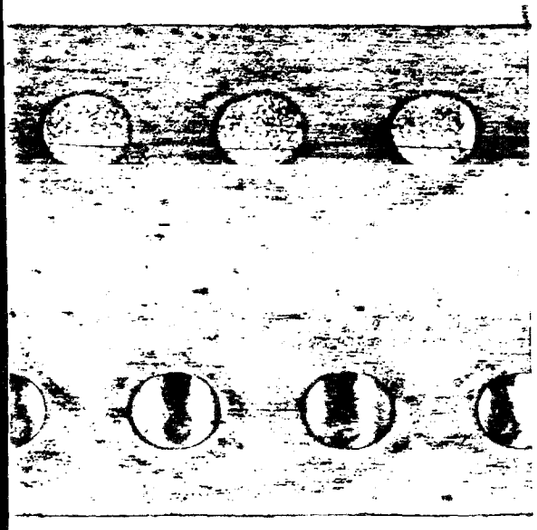
Notary Public

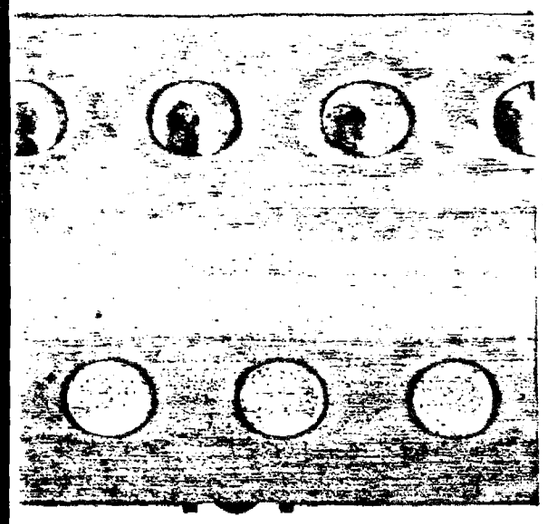
LEGAL DESCRIPTION CONTINUATION

1. Single wide mobile homes shall not be allowed on the property after May 1, 2000. Double wide mobile homes and houses fabricated off-site which contain less than 1800 square feet shall not be allowed on the property.
2. All houses built on the property must have a minimum of 1,400 square feet for the first two levels above grade.
3. No chain link or wire fencing shall be allowed on the front side of any home.
4. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in garbage bins or sanitary containers.
5. No junk cars, appliances or general rubbish shall be permitted outside on any lot.
6. No one shall be allowed to raise pigs or chickens for commercial use.
7. All new construction must be completed within twenty-four (24) months after visbile commencement.

This conveyance is subject to Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee;

0298550
IDENTIF. & REFERENCE
97 APR 28 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
4087 04/28 0101 03CHECK 116.30





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

RECEIVED OF _____

FOR _____

BOOK 10430 PG 914

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 29000.00
CON TX 107.30
PRFEE 1.00
WDEED 8.00
TOTAL 116.30
CHECK 116.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/28/97 01 13:17 0001 4087

0298550
IDENTIF. ✦ REFERENCE

97 APR 28 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144195