FILE NO. 35496
FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 19 97

Notary Public

MY COMMISSION EXPIRES 11-23-98
(AFFIX SEAL)

BOOK 10444 PG 855

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 L. JOHNSON et ux	S A M E	P/O 5D 2105
(NAME)	(NAME)	P/O 187-1
2513 OAK FOREST DRIVE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH TN 37013		
(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 HELEN FREIDA ENGLES and SUSAN ENGLES now being known as SUSAN ENGLES KUPFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. JOHNSON and wife, SHARON JOHNSON

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

SEE ATTACHED RESTRICTIVE COVENANTS

BEING part of the same property conveyed to Helen Freida Engles and Susan Engles by deed from Jenings Bryan Turner and wife, Susie Day Turner of record in Book 4634, Page 270, Register's Office for Davidson County, Tennessee.

0302120
IDENTIF. & REFERENCE

97 MAY -6 PM 2:51
ELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

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

7936 05/06 0101 03CHECK 290.50

This is unimproved X property, known as Tract 2, Burkitt Road
(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 hands this 2nd day of May, 19 97

Helen Freida Engles
HELEN FREIDA ENGLES

Susan Engles Kupfer
SUSAN ENGLES KUPFER

STATE OF TENNESSEE }
Davidson County }

BOOK 10444 PG 856

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HELEN FREIDA ENGLES

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 2nd day of MAY, 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

STATE OF NEW JERSEY)
COUNTY OF _____)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SUSAN ENGLES KUPFER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official at Montrose, New Jersey, this the 29th day of April, 1997.

NOTARY PUBLIC
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 27, 1998

My Commission Expires: 9/27/98

LAND in Davidson County, Tennessee, described according to a survey done by DALE & ASSOCIATES, INC., dated November 17, 1995, Job No. 95111, as follows:

TRACT 2

BOOK 10444 PG 857

BEGINNING at an iron rod situated in the northerly margin of Burkitt Road, said point being 253.59 feet east of the common front corner between the property conveyed to Luther Joseph Evans of record in Book 4953, Page 575, R.O.D.C., Tennessee and the property conveyed to Wallace and Helen Engles of record in Book 3224, Page 16, R.O.D.C., Tennessee.

THENCE, N 10° 33' 36" E, a distance of 505.11 feet to an iron rod;

THENCE, N 83° 09' 33" W, a distance of 135.00 feet to an iron rod;

THENCE, N 7° 30' 13" E, a distance of 604.82 feet to an iron rod;

THENCE, S 82° 29' 47" E, a distance of 229.47 feet to an iron rod;

THENCE, S 00° 45' 21" W, a distance of 212.77 feet to an iron rod;

THENCE, S 7° 30' 13" W, a distance of 896.35 feet to an iron rod situated in the northerly margin of Burkitt Road;

THENCE, along said road, N 82° 29' 47" W, a distance of 146.41 feet to the point of beginning and containing 5.005 acres or land more or less.

RESTRICTIVE COVENANTS

1. All residences shall have a minimum of 2,200 square feet of living area, exclusive of porches, garages, carport, and basements.

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.

3. No trailer, modular/mobile home, pre-existing structure, tent, garage, barn, basement, or other outbuilding shall be erected or used as either a temporary or permanent residence.

4. No house to be built closer than 300 feet from the center line of Burkitt Road and no closer than 15 feet to the side or rear lines of property.

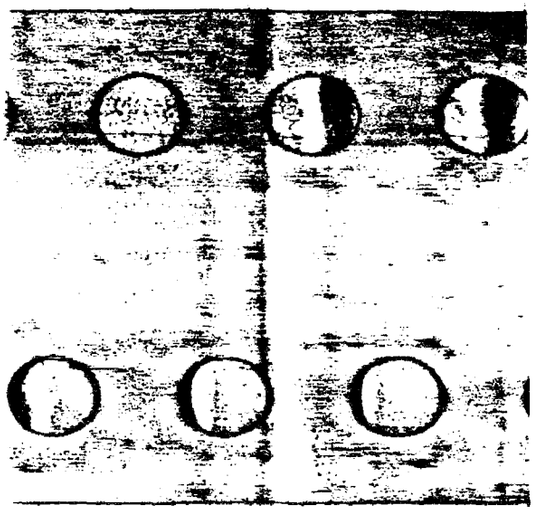
5. No multi-family dwellings, or apartments shall be built on any lot.

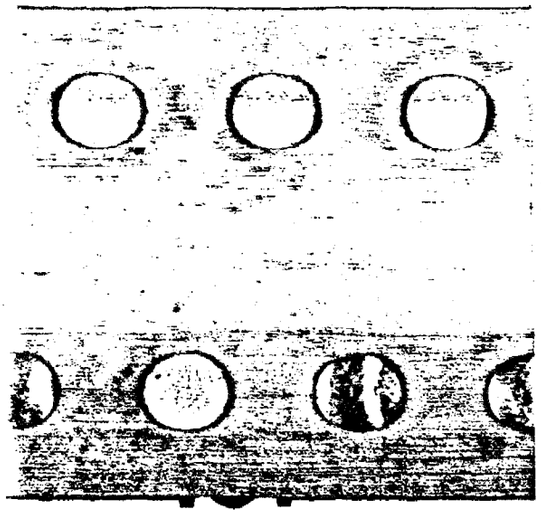
6. All barns and out buildings to be located behind main residence and not closer than 25 feet to a side or rear line.

7. No poultry, swine, or goats may be kept on properly.

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

9. The restrictive covenants shall run with the land and shall expire twenty five (25) years from the recording.





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

RECEIVED OF _____

FOR _____

BOOK 10444 PG 858

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	12.00
TOTAL	290.50
CHECK	290.50

05/06/97 01 14157 0001 7934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302120
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148001