OLD REPUBLIC

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

BOOK 10507 PG 373

STATE OF TENNESSEE }
COUNTY OF Davidson}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Wade A. Reed
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF June, 1997

Samuel F. Anderson
NOTARY PUBLIC

My Commission expires: 3/24/01

THIS INSTRUMENT PREPARED BY

Samuel F. Anderson, Atty., 2016 8th Ave., S., Nashville, TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Wade A. Reed etux	SAME	P/O
(NAME)	(NAME)	
1050 Wade Reed Road		127-12
(ADDRESS)	(ADDRESS)	
White Bluff, TN 37187		
(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

Frank O. Bates and Mattie Lou Resha

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

Wade A. Reed and wife, Lavar Reed

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

SEE EXHIBIT "A" ATTACHED

97 JUN 27 AM 8:50
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0320176

PICK-UP

7825 06/27 0101 03CHECK 220.50

unimproved ( )
This is improved ( ) property, known as _____
(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 25th day of June, 1997.

Frank O. Bates

Mattie Lou Resha

Jannie L. Bates

INDIVIDUAL ACKNOWLEDGMENTS:

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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 Frank O. Bates and wife, Jennie L. Bates and Mattie Lou Rosha, unmarried, 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 25th day of June, 1997.

My Commission expires:
3/24/01

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

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

EXHIBIT "A"

Beginning at an iron pin located in the northerly right-of-way of Charlotte Pike (Highway 70N); said pin being the southwest corner of the Mary Edith Boone Smith property (Deed Book 8017, Page 196); thence with the northerly right-of-way of Charlotte Pike as follows; S. 53° 40' W a distance of 144.72 feet to a point; westerly with a curve to the right, having a radius of 2825.00 feet a distance of 635.28 feet to the true point of beginning; said point being the southwest corner of Tract 5 and the southeast corner of the herein described land; thence with the northerly right-of-way of Charlotte Pike westerly with a curve to the right, having a radius of 2825.00 feet a distance of 260.00 feet (LC = S 69° 11' W, 259.91') to an iron pin located at the southeast corner of Tract 3; thence with Tract 3 N 0° 26' W a distance of 2142.48 feet to an iron pin located in the southerly line of Gary Smith property; thence with Smith's line S 88° 04' E a distance of 2.00 feet to a concrete monument located at the southwest corner of Deerwood Estates; thence with Deerwood Estates S 83 49' E a distance of 243.29 feet to an iron pin located at the northwest corner of Tract 5; thence with Tract 5 S 0° 26' E a distance of 2023.83 feet to the point of beginning, containing 11.66 acres more or less, accordin to a survey performed by Ronny G. Brown, Surveying, RLS No. 763, Franklin, Tennessee, dated May 22, 1997.

Being part of the same property conveyed to Frank O. Bates and Mattie Lou Resha by deed from Clark H. Tidwell, Successor Trustee of record in Book 7872, page 825 Register's Office for Davidson County, Tennessee.

Jeannie L. Bates joins in this conveyance for the express purpose of conveying any right, title or interest she may have in said property by virtue of her marriage to Frank O. Bates.

The above described property is conveyed to the Purchasers, their heirs and assigns, subject to the following restrictive covenants which are covenants running with the land and binding on and enforceable by the Purchasers, their heirs and assigns until June 14, 2017.

1. Any residence built upon the property must contain a minimum of 1,700 square feet of improved living area for a one story home and a minimum of 1,500 square feet on the first floor of a two story home. Said area does not include decks, patios, garages and/or carports.
2. Any residence must set back a minimum of 100 feet from the road and a minimum of 25 feet off side and rear lines.
3. Any detached garage, carport, utility building or barn must be built and located to the rear of the residence.
4. No trailer, mobile home, modular home, basement only, or other out building shall at any time be used as a residence, either temporary or permanently, nor shall any residence of a temporary character be permitted on said property.
5. No poultry or swine operations shall be carried on upon the property. No noxious or offensive trade or business of any kind shall be carried on upon the property, nor shall anything be done which may be of become an annoyance or nuisance to the neighborhood.
6. No abandoned and/or inoperable vehicles, junk or litter to be left outside a building; property must be kept in a neat and orderly way.
7. No illegal use of the property will be permitted.

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

RECEIVED OF _____

FOR _____

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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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 16.00
TOTAL 220.50
CHECK 220.50

06/27/97 01 08:52 0001 7825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03201176
IDENTIF. # REFERENCE

97 JUN 27 AM 8:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1167633