THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $32,500.00 **AFFIANT** Subscribed and sworn to before me, this 30th day of June, 1997. Notary Public My Commission Expires: 5/30/98

Address New Owners As Follows: Robert A. Betterton and wife, Pat C. Betterton, 546 Doral Country Drive, Nashville, TN 37221

Send Tax Bills To: SAME

Map-Parcel Number: Part of Map 77, Parcel 008 and Parcel 034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. DUNN AND WALTON L. DUNN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT A. BETTERTON AND WIFE, PAT C. BETTERTON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, situated on the north side of Cub Creek Road and more particularly described as follows:

Commencing at an iron pin in the southwest corner of the Paul Miller tract as of record in Book 8895, page 188, R.O.D.C., said iron pin in the northern right of way margin of Cub Creek Road; thence with the right of way S 54° 32' 18" W 316.13 feet to the point of beginning; thence continuing on the same bearing 118.85 feet to an iron pin; thence leaving said right of way N 60° 14' 55" W 300.00 feet to an iron pin; thence N 30° 45' 10" W 1000.00 feet to an iron pin; thence N 54° 45' 13" E 100.00 feet to an iron pin; thence S 39° 49' 47" E 821.00 feet to an iron pin; thence S 35° 27' 42" E 450.00 feet to the point of beginning, said tract containing 5.21 acres more or less according to a survey dated April 3, 1997 by A & A Engineers, Inc., P. O. Box 40048, Nashville, TN 37204, Job No. 5545-96.

Together with a perpetual non-exclusive fifteen (15) foot easement for ingress and egress as follows:

Beginning at a point in the northerly right of way margin of Cub Creek Road, said point being N 54° 32' 18" E, 30 feet from the south west corner of the Dunn property; thence N 81° 56' 42" W, 60 feet to a point; thence N 45° 29' 42" W 170 feet to a point; thence N 44° 00' E, 130 feet to the westerly property line of lot No. 3; thence from the westerly lot line of lot No. 3 S 44° 00' W, 50 feet to a point; thence N 30° 45' 10" W 125 feet to a point; thence N 54° 32' 18" E 35 feet the westerly property line of lot No. 3, and as more particularly shown on Exhibit A attached hereto.

Grantors may within the next twelve (12) months move the roadway off Cub Creek Road shown on the attached Exhibit A. Upon request, Grantees and Grantors shall execute and deliver a new easement over the new roadway location which shall replace the easement described herein. Grantees shall be responsible for a prorata share of maintenance of the roadway extending from the entrance to their lot to Cub Creek Road, prorata with all other lot owners served by such easement.

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

This not the usual place of residence of the Grantors.

This property is conveyed subject to 1997 taxes, a lien but not yet due and payable, which have been prorated and shall be paid by Grantors. Grantors assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantees from liability and loss therefrom.

This conveyance is futher made subject to the restrictive covenants set forth on the attached Exhibit B which shall run with the land and shall be binding upon the parties hereto, their heirs, successors and assigns.

This is unimproved property known as Tract 3 on Cub Creek Road, Nashville,Tennessee.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 30th day of June, 1997.

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, **ROBERT A. DUNN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1997.

Notary Public

My Commission Expires: 5/30/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTON L. DUNN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

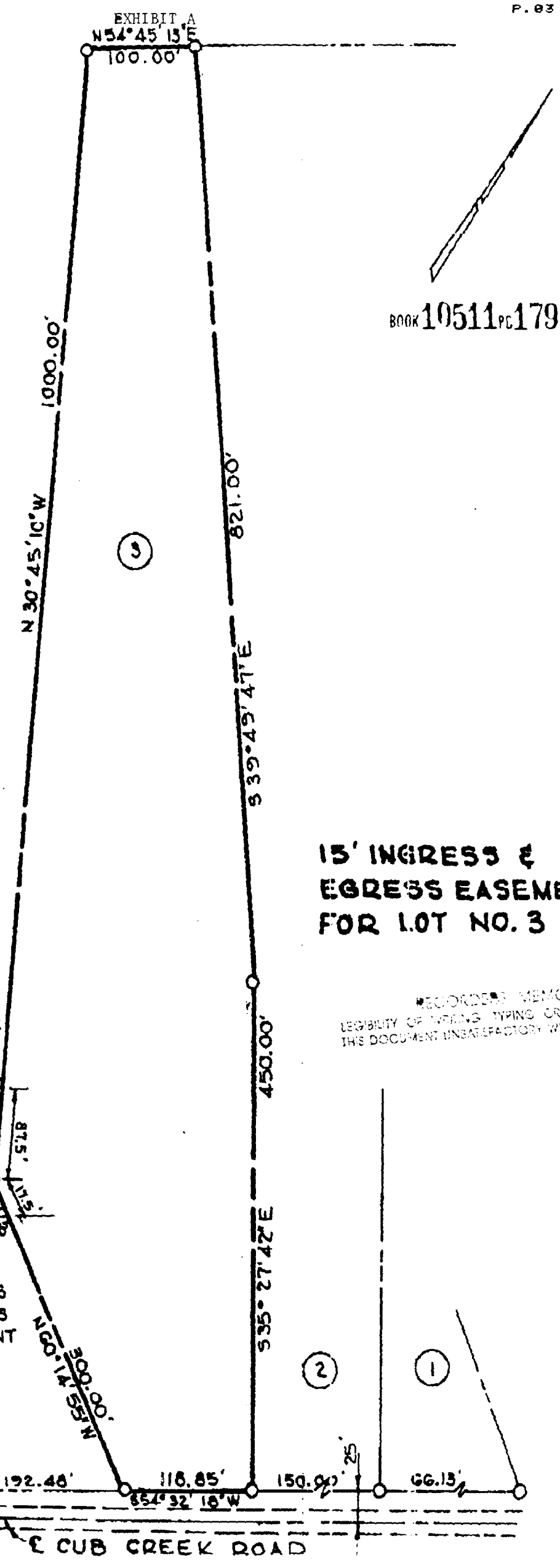
WITNESS my hand, at office, this 30th day of June, 1997.

Notary Public

My Commission Expires: 5/30/99

EXHIBIT A

BOOK 10511 PG 179



15' INGRESS & EGRESS EASEMENT FOR LOT NO. 3

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

1. Single wide mobile homes shall be not be allowed on the property after May 1, 2000. Double wide mobile homes and houses fabricated off-site smaller than 1,800 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 level 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 will be allowed to raise pigs or chickens for commercial use.
7. All new construction must be completed within 24 months after visible commencement.

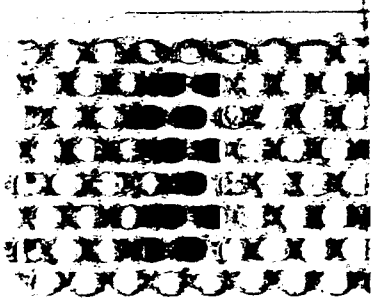
032419

IDENTIF. → REFERENCE

97 JUN 30 PM 3:57

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9148 06/30 0101 03CHECK 141.25



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

RECEIVED OF _____

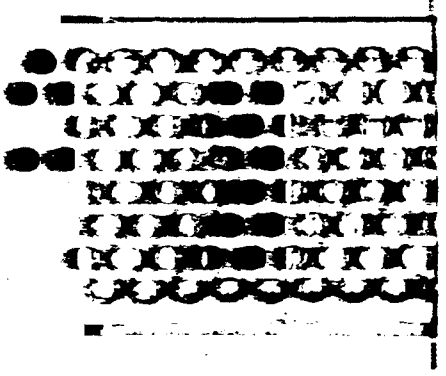
FOR _____

BOOK 10511 PG 181

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 20.00
TOTAL 141.25
CHECK 141.25
06/30/97 01 16:00 0001 9148



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

032141 9
IDENTIF. ↑ REFERENCE

97 JUN 30 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168740