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

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF July, 19 97

NOTARY PUBLIC

My Commission expires: 3/24/01

BOOK 10522 PG 672

THIS INSTRUMENT PREPARED BY
Samuel F. Anderson, 2016 8th Ave., S., Nashville, TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Terry L. Page etux	SAME	P/O 66-60
(NAME)	(NAME)	
8518 River Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

7430 07/22 0101 03CHECK 16.00

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

Terry L. ~~Bates~~ Page and wife, Betty S. Page

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

RE-RECORD BOOK 10538 PG. 87

97 JUL -9 AM 11:37 DAVIDSON COUNTY, TN.

PICK-UP

SEE EXHIBIT "A" ATTACHED

97 JUL -9 AM 9:32 DAVIDSON COUNTY, TN. REGISTER

PICK-UP

This document re0recorder for the specific purpose of correcting the name of the Grantees to read Terry L. Page and wife, Betty S. Page, in lieu of Terry L. Bates and wife, Betty S. Page.

RE-RECORD 0328966 IDENTIF. & REFERENCE

0324317 IDENTIF. & REFERENCE

unimproved (X)
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 8th day of July, 1997.

Frank O. Bates

Mattie Lou Resha

Janni L. Bates

INDIVIDUAL ACKNOWLEDGMENTS:

RE-RECORD

BOOK 10538 PG 88

BOOK 10522 PG 673

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, Jeannie L. Bates and Mattie Lou Resha, 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 5th day of July, 19 97.

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

RE-RECORD BOOK 10538 PG 89 BOOK 10522 PG 674

EXHIBIT "A"

Beginning at a point located in the southerly right-of-way of River Road Pike; said point being the northeast corner of the Terry Lee Page property and the northwest corner of the herein described land; thence with the right-of-way of the pike as follows; S 84 deg. 50' E a distance of 220.50 feet to an iron pin; easterly with a curve concave to the south, having a radius of 1869.86 feet a distance of 29.50 feet (LC = S 84 deg. 31' E, 29.50') to an iron pin located at the northwest corner of Tract 6; thence with Tract 6 as follows; S 10 deg. 41' W a distance of 1235.04 feet to an iron pin; N 73 deg. 24' W a distance of 200.00 feet to an iron post located at a corner of the Mary Maxine Page property; thence with Page's and Terry Lee Page's line N 8 deg. 17' E a distance of 1191.60 feet to the point of beginning, containing 6.24 acres more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated June 2, 1997.

Being part of the same property conveyed to Frank O. Bates and wife, Nelda A. Bates and Edward F. Resha and wife, Mattie Lou Resha by Deed of record in Book 4626, page 379, Register's Office for said County, the said Edward F. Resha having since died.

Also being the same property conveyed to Frank O. Bates by deed from Nelda A. Bates of record in Book 10520, Page 196, Register's Office for said County.

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.

RE-RECORD BOOK 10538 PG 90 BOOK 10522 PG 675

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 12, 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, garage, 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 or 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.

2275 07/09 0101 03CHECK 29E-20