This instrument prepared by:
Kay B. Housch, Esq.
BPR #010995
214 Second Ave. North, Suite Two
Nashville, TN 37201

BOOK 10586 PG 65

PICK-UP

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
97 AUG 28 PM 3:15

IDENTIF. & REFERENCE
03425 67

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) GRAHAM REED et. ux.	(NAME) SAME	Map 87
(STREET ADDRESS) 236 Bonnafield Drive	(STREET ADDRESS)	Parcel 2
(City) (State) (Zip) Hermitage, TN. 37076	(City) (State) (Zip)	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* **JAMES D. SIMMONS, JR. AND WIFE, JUDITH W. SIMMONS** *have this day bargained and sold, and do hereby transfer and convey unto the said* **GRAHAM REED AND WIFE, DOROTHY REED** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot 4 on the Plan of Hagar Hollis Estate, of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and beginning at a post in the north margin of the old Nashville-Lebanon Dirt Road at the southwest corner of a small parcel of land owned by Jackson, and running thence with Jackson's line North 1 degree 27' East 337 feet to a stake; thence North 71 degrees 22' East 152 feet 9 inches (heretofore estimated at 144 feet) to a stake; thence North 1 degree East 310 feet to a stake; thence South 80 degrees 12' West 519 feet to an iron pin; thence South 9 degrees 40' West 360 feet to an iron pin; thence South 82 degrees 23' East 69 feet 4 inches to an iron pin; thence South 14 degrees 55' East 274 feet to an iron pin; thence 275 feet eastwardly with the north margin of the old Nashville-Lebanon Dirt Road to the point of beginning, containing 6-1/2 acres more or less.

Being a portion of the same property conveyed to James D. Simmons, Jr., by deed from Katherine Jackson Adams, Peggy Jackson Meyers, Roberta Jackson Mann, Jane Jackson Crocker (formerly Jane Jackson Gray) and William Edward Jackson, of record in Book 9993, page 151, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described tract, but specifically EXCLUDED therefrom are the following excluded tracts:

EXCLUDED TRACT 1:
Land in Nashville, Davidson County, Tennessee, being more particularly described as follows: Beginning at a point being the southeast corner of Parcel 166 on Tax Map 87, thence North 87 degrees 44' 49" 285.14 feet to an iron pin; thence South 09 degrees 53' 47" West 222.34 feet to an iron pin; thence S 09 degrees 07' 54" West 90.64 feet to an iron pin; thence South 80 degrees 21' 43" West 144.79 feet to an iron pin; thence North 23 degrees 29' 59" West 349.46 feet to an iron pin; thence North 88 degrees 45' 07" East 49.78 feet to the point of beginning, containing 1.74 acres, according to deed drawing by Volunteer Surveying, dated 08/26/97.

Being that portion of the above described property retained by the Grantor herein.

EXCLUDED TRACT 2:
Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot 4 on the Plan of Hagar Hollis Estates, of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and beginning at an iron pin in the northerly margin of Old Lebanon Dirt Road; thence North 02 degrees 27 minutes 25 seconds West 229.04 feet to an iron pin; thence South 81 degrees 03 minutes 25 seconds East 49.38 feet to an iron pin; thence South 09 degrees 59 minutes 30 seconds West 224.56 feet to the point of beginning and containing 5543.3750 square feet or 0.1273 acres according to an unrecorded survey by Volunteer Surveying dated _____, 1996.

Being part of the same property conveyed to Michael D. Schupp and wife, Janet M. Schupp, by deed from James D. Simmons, Jr. and wife, Judith W. Simmons, of record in Book 10453, page 804, Register's Office for Davidson County, Tennessee.

Judith W. Simmons joins to convey any marital rights she may have in the property, including homestead.

STATE OF TENNESSEE
COUNTY OF Davidson
Subscribed and sworn to before me this the 27th *day of* August 19 97

My commission expires: 11/22/97
(Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Dorothy Reed.
Affiant

Kay B. Housch
Notary Public

This is unimproved (X) *property, known as* Old Lebanon Dirt Road Hermitage, Tennessee 37076
improved ( ) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the

Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter, and the restrictive covenants set out herein, upon which this conveyance is conditioned.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WHEREAS, it is a condition to the conveyance of the property herein described, that the following Restrictive Covenants be imposed, declared and established to be covenants running with the land and binding upon the Grantees herein and their successors and assigns;

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NOW THEREFORE, the following Restrictive Covenants shall apply to said property:

1. No mobile home or trailer shall be erected or placed on the Property, except that this shall not prohibit the storing of a travel trailer. However, the said travel trailer may not be used for habitation. Notwithstanding any of the foregoing, temporary trailers may be placed upon the Property during the construction of a permanent residence.

2. No abandoned or junked vehicle shall be permitted on the Property.

3. The Property may not be used as a dumping ground for rubbish and trash, and other waste materials shall not be allowed to accumulate on the Property.

4. The Property shall not be subdivided into more than 2 lots with only one residence constructed on each lot. Said residence constructed thereon shall be used only as a single family residence.

5. These restrictions may be enforced by the undersigned, James D. Simmons, Jr., so long as he is the owner of the land adjoining the Property, or by his successors in title to said adjoining land.

6. These restrictions may also be enforced by the Metropolitan Government of Nashville, Davidson County, Tennessee.

7. The foregoing restrictions are hereby declared to be covenants running with the land and shall be binding and obligatory upon all persons who own or may hereafter own, possess or occupy said Property for a period ending on August 28, 2022.

8. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Witness our hand this 27th *day of* August, 19 97, *the corporate party, if any, having caused its name ~~to be~~ signed hereto by its duly authorized officers on said day and date.*

JAMES D. SIMMONS, JR.

Judith W Simmons
JUDITH W. SIMMONS

2290 08/28 0101 03CHECK 184.75

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES D. SIMMONS, JR. AND WIFE, JUDITH W. SIMMONS, *the within named bargainors, 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 Hermitage, Tn., *this* 27th *day of* August, 19 97.

Notary Public

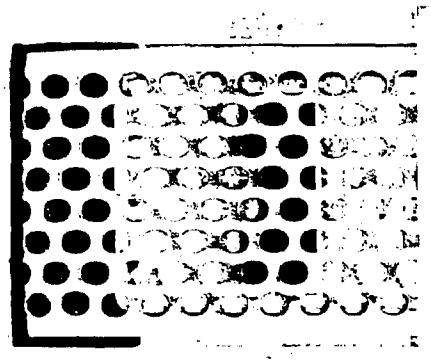
My Commission Expires: 11/22/97

ENCUMBRANCES:

1. Taxes for 1997, a lien, but not yet due and payable, and the responsibility of the Grantor herein.

2. Consequences of violation of TCA 13-3-101 et seq. governing regional planning, including but not limited to the denial of a building permit.

3. Title to that portion of the property within the bounds of Old Lebanon Dirt Road.



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

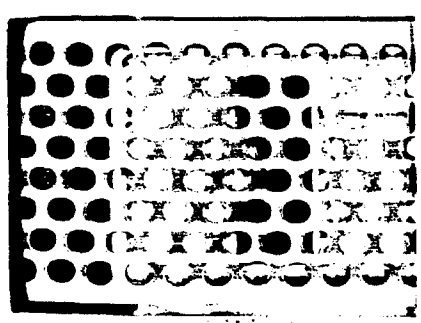
RECEIVED OF _____

FOR _____ BOOK 10586 PG 67

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 47500.00
				CON TX 175.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 184.75
				CHECK 184.75
			08/28/97 01	15:18 0001 2290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0342567
IDENTIF. ↑ REFERENCE

97 AUG 28 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1191795