BOOK 10612 PG 977

41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,500.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

KATHY J. BYERS
NOTARY PUBLIC
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George S. Waltman (NAME)	New Owners (NAME)	PART OF:
847 Reeves Road (ADDRESS)	(ADDRESS)	MAP 181
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 69

FOR AND 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, J. C. Peach and wife, Alma Peach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George S. Waltman and wife, Sandra C. Waltman

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:

LAND in Davidson County, Tennessee, being more particularly described in EXHIBIT A attached hereto and made a part hereof as if copied verbatim herein.

BEING part of the same property conveyed to J. C. Peach, and wife, Alma Peach, by deed from David A. Gooch, and wife, Carolyn Gooch, of record in Book 3505, Page 316, Register's Office for Davidson County, Tennessee.

The Grantors will pay the 1997 county taxes and green-belt taxes.

The property shall be subject to restrictions being attached hereto as Exhibit B recorded herewith.

0349735
IDENTIF. ↑ REFERENCE

97 SEP 18 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as Tract 3, 6264 Pettus Road, Antioch, TN 37013
(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 hand s this 11th day of September 19 97

J. C. Peach

Alma Peach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. C. Peach and wife, Alma Peach

the bargainor s, 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 Goodlettsville, Tennessee, this 11th day of September, 19 97.

Commission expires 11-22-97

Notary Public

KATHY J. BYERS NOTARY PUBLIC OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

9904 09/18 0101 03CHECK 277.85

Tract No. 3

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to J. C. Peach and wife, Alma Peach, by deed of record in book 3503, page 316, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of Pettus Road, said point being the southwesterly corner of Tract No. 2 and being the northwesterly corner of this tract,

THENCE, leaving said right-of-way line with the southerly line of Tract No. 2 S 39dg 55' 54" E, 115.00 feet to an iron rod,

THENCE, continuing S 73dg 38' 23" E, 225.00 feet to an iron rod,

THENCE, with the westerly line of Tract No. 2 S 5dg 03' 05" E, 1513.86 feet to an iron rod,

THENCE, leaving said westerly line with the northerly lines of Evans (db 4953, pg 575) and Butner (db 6345, pg 569) N 85dg 15' 45" W, 223.03 feet to an iron rod,

THENCE, continiung N 16dg 21' 37" E, 200.00 feet to an iron rod,

THENCE, N 73dg 38' 23" W, 100.00 feet to an iron rod,

THENCE, N 39dg 55' 54" W, 130.31 feet to an iron rod, said rod being located in the southeasterly right-of-way line of Pettus Road,

THENCE, with the southeasterly right-of-way line of Pettus Road and a curve to the left 50.00 feet, said curve having a central angle of 6dg 53' 26", a radius of 415.75 feet, and a chord of N 46dg 37' 23" E, 49.97 feet to an iron rod and the point of beginning.

Containing 336,589 square feet of 7.727 acres, the same more or less.

EXHIBIT B

RESTRICTIONS FOR TRACTS 1 THRU 4 PETTUS ROAD
J. C. PEACH PROPERTY

1. No single wide trailers will be allowed on any tract whether temporary or permanent.

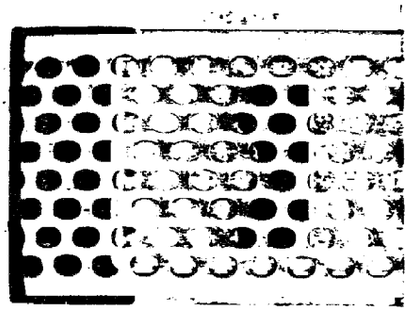
2. All residences shall have a minimum of 1,700 sq. ft. of living area, excluding garages and carport.

3. The existing house on Tract 1 may be left in its present condition, but if destroyed by fire or by an act of God, will have to meet all restrictions contained in this instrument.

4. No hogs, goats, or commercial raising of chickens will be allowed on any tracts.

5. No storage of building materials or unlicensed vehicles will be allowed on any tracts.

6. The enforcement of these restrictions are vested in the owners of Tracts 1 thru 4 of the J. C. Peach property, Pettus Road, Davidson County, Antioch, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10612 PG 981

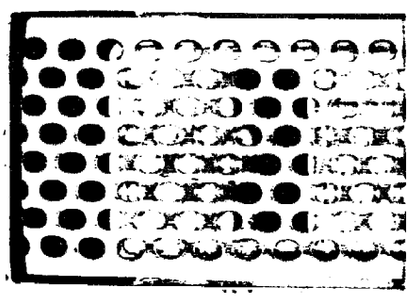
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70500.00
CON TX 260.85
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
WDEED 16.00
TOTAL 277.85
CASH 277.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/18/97 01 10:08 0001 9904



0349735
IDENTIF. ↑ REFERENCE

97 SEP 18 AM 10: 05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1199316