0373505

IDENTIF. & REFERENCE

BOOK 10696 PG 405

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $63,000.00

97 NOV 25 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
201 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Pamela Stansberry
Affiant

Sworn to and Subscribed before me on this the 21st day of November, 1997.

NOTARY PUBLIC

My Commission Expires: 8-21-99

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Pamela Stansberry and Roberta E. Newsome	~~Same~~ 8552 Cub Creek Rd	M-77, P-8
2218 Belmont Blvd., Apt 6	Nashville, TN 37209	
Nashville, Tennessee 37212		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. DUNN, a single individual and WALTON L. DUNN, a single individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAMELA STANSBERRY and ROBERTA E. NEWSOME,** as tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in the 8th Civil District of Davidson County, Tennessee, being more particularly 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, said iron pin in the northern right of way margin of Cub Creek Road; thence with said right of way S 54° 32' 18" W 490.05 feet to the point of beginning; thence continuing on the same bearing 71.99 feet to an iron pin; thence leaving said right of way N 59° 03' 07" 287.87 feet to an iron pin; thence N 47° 13' 43" W 203.07 feet to an iron pin; thence N 34° 47' W 939.96 feet to an iron pin; thence N 81° 58' 34" E 245.09 feet to an iron pin; thence S 36° 28' 48" E 747.42 feet to an iron pin; thence S 60° 14' 55" E 349.87 feet to the point of beginning, said tract containing 5.02 Acres, more or less.
>
> Being part of the same property conveyed to Robert A. Dunn and Walton L. Dunn as of record in Book 9702, page 596, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following restrictive covenants which shall run with the land and be binding upon the Grantees, their heirs and assigns:

1. All houses built on the property must have a minimum of 1,400 square feet for the first level above grade.
2. No chain link or wire fencing shall be allowed on the front side of any home.
3. 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.
4. No junk cars, appliances or general rubbish shall be permitted outside on any lot.
5. No one will be allowed to raise pigs or chickens for commercial use.
6. All new construction must be completed within 12 months after visible commencement.

T0 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, except subject to 1998 County property taxes not yet due and payable.

And we do further covenant and bind ourselves, our successors 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 hands this 21st day of November, 1997.

ROBERT A. DUNN

WALTON L. DUNN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal at Franklin, Tennessee, this the 21st day of November, 1997.

NOTARY PUBLIC

My Commission Expires: 5-21-2000

3942-4 0101 03CHECK 242-10

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

RECEIVED OF _____

FOR _____

BOOK 10696 PG 407

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	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
TOTAL	242.10
CHECK	242.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 47 0401 3942

0373505
IDENTIFICATION REFERENCE

97 NOV 25 PM 1:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1224791