BOOK 10750 PG 745

BK 1609 PG 963

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
James W. Siddall et ux.	9055 Old Harding Road	Owners	Williamson Co. Pt Map 23
5458 Leipers Creek Road	Franklin, TN 37064		Parcel 87.01
Franklin, TN 37065			Davidson Co. Pt. Map 177 Parcel 3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-two Thousand Three Hundred Fifty-three and 50/100 ($132,353.50) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, **DENNIS A. GORE, JR. AND WIFE, EDWINA E. GORE** (Grantors), have bargained and sold and by these presents does hereby transfer and convey unto **JAMES W. SIDDALL OR KATHLEEN P. SIDDALL, TRUSTEES OF THE SIDDALL JOINT REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 27, 1996, AND ANY AMENDMENTS THERETO AND SUCCESSORS IN TRUST, with full power in said Trustees to sell, convey or encumber the property without the joinder of any beneficiary,** (Grantees), the following described tract or parcel of land situated in the Ninth Civil District of Davidson County, Tennessee and the First Civil District of Williamson County, Tennessee, described as follows, to-wit:

> Being a tract of land located in the First Civil District of Williamson County, Tennessee and the Ninth Civil District of Davidson County, Tennessee, said tract being a part of the property conveyed to Dennis A. Gore, Jr. and wife, Edwina E. Gore by deed of record in Book 201, page 586, R.O.W.C. and Book 4670, page 158, R.O.D.C., and being more particularly described as follows:
>
> BEGINNING at a point in the southerly right-of-way line of Old Harding Pike said point being the southeasterly intersection of Old Harding Pike and Russell Road, and being the northwesterly corner of the herein described tract; thence, with the southerly right-of-way line of Old Harding Pike N 83 deg. 12' 40" E, 331.05 feet to an iron rod, thence, leaving said southerly right-of-way line with a new line S 18 deg. 52' 30" E, 108.40 feet to a steel post; thence, continuing S 25 deg. 11' 35" E, 226.96 feet to a steel post; thence, S 15 deg. 41' 37" E, 145.80 feet to a steel post; thence, S 26 deg. 25' 47" E, 143.66 feet to a steel post; thence, S 15 deg. 42' 12" E, 141.34 feet to a steel post; thence, S 26 deg. 50' 37" W, 689.99 feet to an iron rod, said rod being witnessed by a 24" hickory; thence, leaving said line with the northerly line of property conveyed to East Fork Farms, L.P. by quitclaim deed of record in Book 917, page 671, R.O.W.C., N 60 deg. 15' 16" W, 64.38 feet to an iron rod, said rod being witnessed by an 18" hickory; thence, continuing N 69 deg. 03' 20" W, 405.58 feet to an 18" oak; thence, N 70 deg. 05' 37" W, 58.96 feet to an iron rod, said rod being located in the easterly right-of-way line of Russell Road; thence, leaving with said northerly line with the easterly right-of-way line of Russell Road and a curve to the right 131.97 feet, said curve having a central angle of 11 deg. 40' 45", a radius of 647.43 feet, and a chord of N 14 deg. 11' 25" E, 131.74 feet to a point; thence, continuing N 17 deg. 34' 58" E, 150.19 feet to a point; thence, with a curve to the left 172.94 feet, said curve having a central angle of 8 deg. 06' 41", a radius of 1221.57 feet, and a chord of N 12 deg. 09' 11" E, 172.795 feet to a point; thence, N 8 deg. 38'

47" E. 418.22 feet to a point; thence, N 7 deg. 42' 27" E. 82.59 feet to a point; thence, with a curve to the left 94.825 feet, said curve having a central angle of 4 deg. 36' 48", a radius of 1177.71 feet, and a chord of N 5 deg. 04' 56" E. 94.80 feet to a point; thence, N 2 deg. 57' 36" E. 63.06 feet to an iron rod and the point of beginning, containing 678,271 square feet or 15.571 acres, more or less, according to survey by Marty Cantrell, RLS No. 1638, dated August 14, 1997.

Being part of the same property conveyed to Dennis A. Gore, Jr. and wife, Edwina E. Gore by deed from Willie Linton McPherson of record in Book 201, page 536, Register's Office of Williamson County, Tennessee and in Book 4670, page 158, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD 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 Grantors covenant with the said Grantees, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by 1998 real estate taxes which will be prorated as of date of deed; property is classified as Agricultural and under the provisions of TCA 67-5-1001, et seq., may be subject to rollback taxes; Greenbelt Application of record in Book 8866, page 969, Register's Office of Davidson County, Tennessee; easement for flow of South Harpeth River; rights of way for Old Harding Pike and Russell Road; applicable building and zoning regulations; all existing highway, roadway and utility easements; all matters shown on survey prepared by Marty Cantrell, RLS 1638 dated August 14, 1997; and to the following restrictions or covenants running with the land shall be binding upon all persons or entities who may now or hereafter own, possess or occupy any part of the property, to-wit:

1. No noxious or offensive operation shall be conducted or maintained on this land and nothing shall be done which may constitute a nuisance or unreasonable annoyance to the neighborhood.

2. No trailer, basement house, tent, garage, barn or other outbuilding shall be erected or used as either a temporary or permanent residence.

3. The sewerage from residence shall meet the requirements of the sanitary laws of William4on and Davidson County and other public authority. No sewerage shall be allowed to enter into any of the existing creeks or branches or be allowed to flow on the surface of the grounds.

4. Laundry yards, incinerators, compact or refuse pike shall be so located as not to be offensive to other owners.

5. No residence shall be built on land containing less than 1,800 square feet of living area exclusive of garage, porches, or breezeways for a one story dwelling.

6. Cats, dogs and other animals customarily kept as pets are permitted, but under no circumstances shall said animals be used or kept for commercial purposes.

7. An adequate fence shall be used to confine horses, ponies or cattle within the boundary used for their enclosure.

And Grantors do further covenant and bind themselves, their heirs, representatives,

successors and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 5 day of Jan., 1998.

Dennis A. Gore, Jr.
DENNIS A. GORE, JR.

Edwina E. Gore
EDWINA E. GORE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, JAMES T. QUESSY, the undersigned Notary Public, in and for said State and County, **DENNIS A. GORE, JR. AND WIFE, EDWINA E. GORE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 5 day of January, 1998.

James T. Quessy
NOTARY PUBLIC

My commission expires:
11-5-99

State of Tennessee, County of WILLIAMSON
Received for record the 06 day of
JANUARY 1998 at 8:20 AM. (REC# 248722)
Recorded in official records
Book 1609 Page 963- 965
Notebook 59 Page 120
State Tax $ 489.88 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 502.88,
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $132,353.50.

MAIL ENV.

Kathleen Pardall

Sworn to and subscribed before me this the 2 day of January, 1998.

James T. Quessy
NOTARY PUBLIC

My commission expires:
11-5-99

98 JAN -7 PM 1:10

0388057

IDENTIF. & REFERENCE

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