THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 Madison Street, S. 102
Madison, Tn 37115

mail

BOOK 10755 PG 345

QUITCLAIM DEED

Name and Address of New Owner:	Map and Parcel Nos.:
Ralph Moore	Map 17-305
1000 Little Village Green, Apt. 104	
Gallatin, TN 37066	

Send Tax Bills to:
Same as New Owner

FOR AND IN CONSIDERATION of the sum of $1.00 and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged , **I, DARLENE MOORE, UNMARRIED,** do hereby quitclaim and convey unto **RALPH MOORE**, his successors and assigns, all my right, title and interest, in and to the following described tract of land:

See attached Exhibit "A" attached hereto
for legal description of property

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to a utility easement 10 feet in width, crossing the property hereinabove described for the installation, maintenance and repair of water lines, sewer lines, electric power lines, T. V. cable lines and other utility lines of every kind and description for the use and benefit of the GRANTEE and owners of other tracts within the subdivision of the Jim Sisco Property, this date conveyed, their respective heirs, personal representatives or assigns, which easement is permanent and perpetual and is more specifically and particularly described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 8, 1988 as follows:

10 FOOT UTILITY EASEMENT: Beginning at an iron pin set in the northerly margin of Lickton Pike, the most southwest corner of Judith Wilkinson Property of record in Deed Book 7074, Page 307, Register's Office for Davidson County, Tennessee, and being the most southeast corner of this easement; thence, with the margin of said pike S. 70 deg. 00 min. 00 sec. W. 11.08 feet to a point in the margin of said Pike; thence, leaving said pike and continuing as follows; N. 05 deg. 30 min. 47 sec. E. 269.28 feet; thence, N 47 deg. 42 min. 32 sec. E. 162.76 feet, N. 13 deg. 12 min. 15 sec. E. 57.14 feet, N. 15 deg. 31 min. 10 sec W. 67.53 feet, N. 67 deg. 51 min. 58 sec. W. 220.39 feet, N. 42 deg. 20 min. 17 sec. W. 233.17 feet, N. 52 deg. 19 min. 33 sec. W. 155.37 feet, N. 63 deg. 51 min. 42 sec. W. 192.05 feet, N. 83 deg. 17 min. 39 sec. W. 355.61 feet, N. 72 deg. 40 min. 45 sec. W. 165.12 feet, N. 45 deg. 43 min. 30 sec. W. 21.83 feet, N. 27 deg. 01 min. 14 sec. E. 72.65 feet to a point in the southerly margin of a 50 foot access easement; thence, with the line of said easement S. 83 deg. 56 min. 59 sec. E. 10.71 feet to a point in the margin of said easement; thence, leaving said easement and continuing as follows: S. 27 deg. 01 min. 14 sec. W. 69.12 feet, S. 45 deg. 43 min. 30 sec. E. 12.07 feet, S. 72 deg. 40 min. 45 sec. E. 161.80 feet, S. 83 deg. 17 min. 39 sec. E. 356.40 feet, S. 63 deg. 51 min. 42 sec. E. 194.78 feet, S. 52 deg.

19 min. 33 sec. E. 157.25 feet, S. 42 deg. 20 min. 17 sec. E. 231.78 feet, S. 67 deg. 51 min. 58 sec. E. 223.04 feet, S. 15 deg. 31 min. 10 sec. E. 75.00 feet, S. 13 deg. 12 min. 15 sec. W. 62.81 feet, S. 47 deg. 42 min. 32 sec. W. 162.00 feet, S. 05 deg. 30 min. 47 sec. W. 260.65 feet to the beginning, containing 0.45 acres, more or less.

This conveyance is also made subject to the following Restrictive Covenants, which shall be covenants running with the land for a period of twenty-five (25) years:

1. No mobile home shall be allowed on the property, temporarily or permanently, regardless of whether or not the said mobile home is equipped with wheels or with the wheels removed.

2. No residence or dwelling shall be built or erected having a floor area of less than 1600 square feet, excluding garages, carports, basements and breezeways.

3. The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon all of the owners of the properties within the subdivision of the Jim Sisco Property, their respective heirs, personal representatives, successors and assigns for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless instruments signed by all of the owners of the respective properties have been recorded, agreeing to change said covenants, in whole or in part. These covenants shall not be modified or amended, except by written instrument signed by all of the said property owners, their heirs, personal representatives or assigns.

4. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, hereinabove set forth, either to restrain the violation or to recover damages, or both, and the owner of any tract within the subdivision of the Jim Sisco Property shall have the full right and authority to enforce these restrictive covenants. In the event of litigation, the violating property owner shall pay to the enforcing property owner, all costs or expenses usual or incidental to the enforcement of the said Restrictive Covenants, including the enforcing parties' reasonable attorney's fees, court costs and other litigation costs.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of JANUARY, 1998.

Darlene Moore

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 Darlene Moore, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 6th day of JANUARY, 1998.

Commission expires: 5/23/98

Notary Public

BOOK 10755 PG 347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Darlene Moore
Affiant

Subscribed and sworn to before me,
this the 6th day of JANUARY, 1998.

Elaine L. Gregory
Notary Public

My Commission expires: 5/23/98

0389407
IDENTIFICATION/REFERENCE

98 JAN 12 PM 2:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1256 01/12 0101 03CHECK 16.00

EXHIBIT "A"

BOOK 10755 PG 348

Land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Tenth Civil District Of Davidson County, Tennessee, described according to a survey dated November 8, 1988, revised on December 9, 1988, and further revised on December 21, 1988, by Ray G. Cole, Registered Land Surveyor, Number 924, Job No.: 88-210, and further identified as Tract 1 on the survey of the Jim Sisco property, said property being more particularly and specifically described as follows, to-wit:

TRACT 1: Beginning at an iron pin set in the northerly margin of Lickton Pike, a corner to Judith Wilkinson Property of record in Deed Book 7074, Page 307, Register's Office for Davidson County, Tennessee, and being the most southeast corner of this tract; thence, with the margin of said Pike, S. 70 deg. 00 min. 00 sec. W. 50.00 feet to an iron pin set in the margin of said Pike, corner to Deborah S. Williams; thence, leaving said Pike and with the line of said Williams, N. 4 deg. 50 min. 45 sec. E. 269.12 feet to an iron pin set, corner to said Williams; thence, continuing with the line of said Williams for a ways and then the line of Garrett, S. 80 deg. 20 min. 45 sec. W. 297.45 feet to an existing iron pin, corner to said Garrett; thence, N. 2 deg. 26 min. 47 sec. W. 292.63 feet to an existing corner rock; thence, N. 60 deg. 05 min. 54 sec. W. 85.77 feet to an iron pin set, said point being a common corner to Tract 3 this survey; thence, with the line of said Tract 3 for the next three calls as follows: N. 10 deg. 04 min. 22 sec. E. 322.02 feet to an iron pin set; thence, S. 52 deg. 19 min. 33 sec. E. 157.25 feet to an iron pin set; thence, S. 42 deg. 20 min. 17 sec. E. 100.16 feet to an iron pin set, said point being a common corner to said Tract 3 and Tract 2 this survey; thence, with the line of said Tract 2 for the next 4 calls as follows: S. 42 deg. 20 min. 17 sec. E. 131.62 feet to an iron pin set; thence, S. 67 deg. 51 min. 58 sec. E. 223.04 feet to an iron pin set; thence, S. 15 deg. 31 min. 10 sec. E. 75.00 feet to an iron pin set; thence S. 13 deg. 12 min. 15 sec. W. 157.63 feet to an iron pin set, corner to said Tract 2 and being in the northerly line of said Judith Wilkinson; thence, with the line of said Wilkinson as follows: S. 80 deg. 20 min. 45 sec. W. 99.59 feet to an iron pin set; thence, S. 5 deg. 30 min. 47 sec. W. 260.65 feet to the beginning, containing 5.00 acres more or less.

Being the same property conveyed to R.C. Moore and Randall C. Watts by warranty deed from Jim Sisco and wife, Charlene R. Sisco, of record in Book 7745, Page 946, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Darlene Moore by Quitclaim Deed from R.C. Moore of record in Book 8243, Page 394, Register's Office for said county.