This instrument prepared by:
Joe F. Gillespie, Jr.
6408-A Clarksville Hwy.
Joelton, Tenn. 37080

BOOK 10996 PAGE 817

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL REFERENCE NOS.
JOHN W. TUCKER, III	SAME	MAP 0.29
518 STAR BLVD.		PARCEL 373
MADISON, TENN. 37115		

WARRANTY DEED
(CORRECTION)

FOR AND IN GOOD CONSIDERATION, but for NO dollars, and for the express and sole purpose of correcting a portion of the description, to wit, Deed Restriction Number 4, which appears in the deed of record in Book 10851, Page 682, Davidson County Register of Deeds Office, so as to reflect the correct description of Deed Restriction Number 4, the receipt of good and valuable consideration being hereby acknowledged, Raymond E. Foster and Jane W. Foster, hereinafter called Grantors, have bargained and sold, and by these presents hereby do transfer unto John W. Tucker, III, and wife Stacey C. Tucker, herein called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit (and being the same description in Deed Book 10851, Page 682, with the sole exception of Deed Restriction Number 4):

A tract of land in the 14th, formerly the 24 Civil District of Davidson County, Tennessee. Described on previous Deed Book 181, Page 504, and Deed Book 6475, Page 574, of the Register's Office for Davidson County, Tennessee.

Commencing at a point in the Easterly margin of Craft Road and the Northwest corner of Thomas T. Haggott, III and recorded in Deed Book 6675, Page 674, thence in a Southerly direction with a curve to the left (having a central angle of 02° 63' 52" and a radius of 1120.93 feet) 40.39 feet to an iron pin, thence South 05°54'13" West, 90.34 feet to an iron pin, being the Southern termius of Craft Road and the East margin of a 50 foot Ingress and Egress and Utility Easement, and a curve to the right (having a central angle of 09°22'58", and a radius of 1129.65 feet) 184.99 feet to an iron pin; thence South 15°17'18" West, 53.67 feet to an iron pin, the true point of beginning for this tract;

(1) Thence leaving said margin of said easement, South 84°33'20" East, 301.61 feet to an iron pin in the west line of Eileen H. Radeker property, as recorded in Deed Book 6865, Page 861;
(2) Thence along the west line of said Radeker's property, South 16°57'49" West, 27.61 feet to a concrete monument, the Southwest corner of said Radeker's property and the Northwest corner of John Green's property as recorded in Deed Book 2437, page 388;
(3) Thence along the West line of said Green's property, South, 14°27'31" West, 155.33 feet to an iron pin;
(4) Thence continuing along said West line, South, 09°22'04" West, 181.50 feet to an iron pin, the Southwest corner of said Green's property and the Northwest corner of James J. Hinkle's property as recorded in Deed Book 3616, Page 9;
(5) Thence along the west line of said Hinkle's property, South 11°37'04" West, 164.00 feet to an iron pin, the Southwest corner of said Hinkle's property and the Northwest corner of G. H.Crockett's property as recorded in Deed Book 3710, Page 337;
(6) Thence along the West line of said Crockett's property, South 11°37'04" West, 17.50 feet to an iron pin;
(7) Thence continuning along the West line of said Crockett's property, South 04°49'06" West, 155.50 feet to an iron pin, the Southwest corner of said Crockett's property and the Northwest corner of William M. Wood's property, as recorded in Deed Book 7239, Page 661;
(8) Thence along the West line of Wood's property, South 07°10'44" West, 26.36 feet to an iron pin;
(9) Thence leaving said line of Wood's property, North 67°18'39" West, 395.75 feet to an iron pin in the East margin of said 50 ffeet Ingress and Egress and Utility Easement;
(10) Thence along said margin, North 25°28'26" East, 20.50 feet to an iron pin;
(11) Thence continuning along said margin, with a curve to the left (having a central angle of 10°11'08", a radius of 1770.25 feet, a tangent length of 157.77, and a chord bearing and distance of North 20°22'52" East, 314.28 feet) 314.70 feet to an iron pin;
(12) Thence continuing along said margin , North 15°17'18" East, 287.81 feet to the true point of beginning for this tract, thus containing 217,800.46 square feet or 5.0 acres.

Being the same property conveyed to Raymond E. Foster and wife Jane W. Foster by deed from Raymond E. Foster, of record in Deed Book 10378, Page 990 , Register's Office for Davidson County, Tennessee.

FURTHER, said property is subject to the following Deed restrictions:

1. The premises shall not be used to construct duplexes.

2. No noxious or offensive operation shall be conducted or maintained on the premises and northing shall be done thereon which may constitute a nuisance or unreasonable annoyance to the neighborhood.

3. No trailer, mobile or other modular home, basement house, tent, garage, barn or other outbuilding shall be used as either a temporary or permanent residence and no residential structure or building previously erected at another location shall be moved to be placed or erected on the premises.

4. No residence shall be located, constructed or maintained on the premises nearer the front line of the tract than 85 feet nor nearer to the rear line than 50 feet or nearer any side line than 10 feet. All outbuildings must be located, constructed and maintained to the rear of any residence erected on the premises except attached garages. No garage doors shall be exposed to the front road or easement.

5. The sewage from any residence on the premises shall be connected to a septic tank and disposal field approved by the Davidson County Health Department or connected to a public sanitary sewer line.

6. Each home must contain a minimum of 1400 square feet of heated living area, excluding garages, carports, patios, exc., including existing structures.

7. All residential buildings or structures of any kind constructed on the lot shall have full masonry foundations with no exposed block, concrete or plaster foundations exposed to the exterior above grade level, excluding existing structures.

8. The right of enforcement of restrictive covenants is vested in the Owners of their assigns and binding on the Owners and subsequent Owners of each tract.

9. If any of these restrictions shall be declared void or inoperative by any court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

10. No swine or commercial poultry may be kept on the property.

11. No storage of junk cars, storage of building materials or any other offensive or unsightly debris may be placed on the tracts.

12. If 14 acres with house or 36 acres is subdivided before the year 2000, no livestock will be allowed on the tracts of land less than 2 acres.

13. Each tract accepts responsibility and expense of 50' (feet) road easement.

14. The above restrictions shall apply to this property and shall be covenants running with until January 1, 2020.

To have and to hold the said parcel or real property, with appurtenances, estate, title, and interest thereto belonging, to the said Grantees, their heirs and assigns forever. We convenant that We are lawfully seized and poessessed of said real estate in fee simple, and have a good right to convey it and that the same is no encumbered.

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

IN WITNESS WHEREOF, the said Grantors, have set our hands this 11th day of June, 1998.

JANE W. FOSTER

RAYMOND E. FOSTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Raymond E. Foster and Jane W. Foster, with whom I am acquainted, and who upon oath acknowledged themselves to be the within named bargainors and that they as such executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL.

Joe F. Gillespie, Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transer is ZERO (0) DOLLARS.

John W. Foster
AFFIANT

Subscribed and sworn before me this 29th day of June, 1998.

Joe F. Gillespie, Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/25/2000

JOE F. GILLESPIE NOTARY PUBLIC AT LARGE STATE OF TN

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IDENTIF. & REFERENCE

98 JUN 29 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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