BOOK 11002 PAGE 20

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $ 28,757.57.

Donna H. Gray
Affiant

Subscribed and sworn to before me on this 25th day of June, 1998.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires: 9-11-2001

This instrument was prepared by:

Russell J. McCann
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owner as Follows:

Donna Hewitt Gray

7441 Lakeview
Nashville - 37209

Send Tax Bills to:

same

Map-Parcel Numbers

89-7-8D 13000

PICK-UP

98 JUL -1 PM 3:35

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0457806
RECEIVED FOR REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM E. KANTZ, JR. (hereinafter referred to as "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Donna Hewitt Gray, hereinafter called the Grantee, his (her) (their) heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A
ATTACHED HERETO

Being the same property conveyed to William E. Kantz, Jr. by Deed from Lola K. Dale of record in Book 10994, page 445, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:
1. 1998 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in EXHIBIT B, attached hereto.

3. Waterline easements granted to Harpeth Valley Utilities shown as of record on Book 5566, page 109, Book 5608, page 811, and Book 5942, page 501, Register's Office for Davidson County.

4. Easement of record in Book 1881, page 322 Register's Office for Davidson County.

5. Easements shown as of record on the Affidavit and attached Maps A, B, C, and D of record in Book 11001, page 983, Register's Office for Davidson County; the Private Roadway Easement of

record in Book 11001, page 939, said Register's Office; the Temporary Access Easement of record in Book 11002, page 1, said Register's Office; the Easement for Septic Field as of record in Book 11002, pages 5 & 9, said Register's Office. Easements shown in EXHIBIT C, if any, to this instrument.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF this document is executed this 25th day of June, 1998.

William E. Kantz, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, WILLIAM E. KANTZ, JR., with whom I am personally acquainted, and who acknowledged that he executed this instrument ~~for~~ the purposes contained therein.,

Witness my hand, at office, this 25 day of June, 1998.

RUSSELL JOHN
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-11-2001

EXHIBIT A
DONNA HEWITT GRAY

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located west of River Road, south of Lakeview Drive, being Lot No. 21 of map A referenced on the first page of this deed and being more particularly described as follows:

Beginning at an iron pin set at the common rear corner of Clyde Gensert of record in Deed Book 7232, page 7, R.O.D.C. and Claude B. Phillips of record in Deed Book 6828, page 894, R.O.D.C., said parcels fronting the southerly margin of Lakeview Drive;

Thence, with the southerly line of Phillips, N67 degrees 36'15" E, 163.17 feet to an iron pin set;

Thence, with Phillips and Dorian Gray N80 degrees 48'06" E, 412.45 to an iron pin set;

Thence, with Richard L. Davis of record in Deed Book 5013, page 804, R.O.D.C., S81 degrees 48'13" E, 58.23 feet to an iron pin set;

Thence, leaving Davis with lot 19, S03 degrees 35'41" W, 353.04 feet to an iron pin set in the centerline of T.V.A. Transmission Line;

Thence, with said centerline, S76 degrees 30'08" W, 73.49 feet to an iron pin set;

Thence, S80 degrees 00'43" W, 318.80 feet to an iron pin set;

Thence, leaving T.V.A. line with lot 20, N34 degrees 18'13" W, 369.22 feet to the point of beginning containing 187,900 square feet or 4.31 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C., dated April 24, 1998.

EXHIBIT B
DONNA HEWITT GRAY

BOOK 11002 PAGE 23

This Instrument Prepared By:

Russell J. McCann
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

3585 07/01 0101 03CHECK 125.40

COVENANTS

WHEREAS, William E. Kantz, Jr. purchased a larger parcel of land from Lola K. Dale, and he now conveys title of a portion of that land to the Grantee/Purchaser, subject to certain specific Affirmative and Negative Covenants, those Covenants and the specific lots affected being more specifically stated and described as follows:

One lot referred to as Lot 21, as shown on the Affidavit and attached Maps A, B, and C, and D named under item three on the first page of this Deed; having the following covenants:

All utilities shall be placed underground, unless otherwise agreed to and approved by all of the adjacent landowners. Where convenient and feasible utility line placement shall be made so as to serve the maximum number of landowners with a minimal amount of destruction or alteration of trees and land.

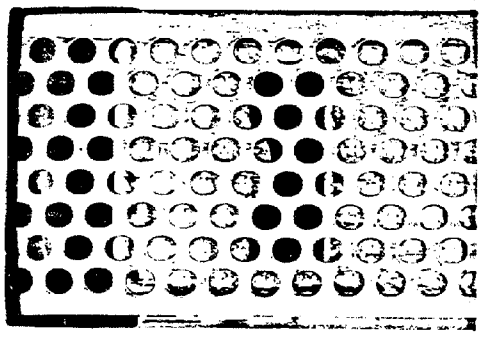
Landowners shall not allow their lots to be clear-cut of trees; except on the actual house or barn building site. TSI (culling of diseased or inferior trees to allow larger ones to thrive) is permitted where advised by a certified forester.

Signs advertising or promoting livestock services or other for profit services, excepting "For Sale" signs advertising landowner's real property, are prohibited for so long as the property remains predominantly residential.

DEFINITIONS, are as follows:
Landowner refers to the purchaser of the parcel, his heirs, assigns, and subsequent purchasers of the parcel.

Utilities refers to water, sewer, electrical, gas, phone, and television cable as available.

Livestock refers to horses and cows only (dogs and cats may be kept as pets on private land but are not allowed to roam in common areas or livestock areas).



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

RECEIVED OF _____

FOR _____

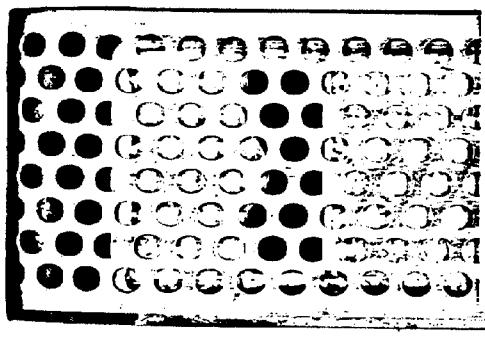
BOOK 11002 PAGE 24

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 28757.87
CON TX 106.40
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 125.40
CHECK 125.40
07/01/98 01 15:35 0001 8585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0457806
IDENTIF. # REFERENCE

98 JUL -1 PM 3:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1314365