This instrument was prepared by Carmack C. Shell of MARKS, SHELL & MANESS, 114 S. 2nd St., Clarksville, Tennessee 37040

RAYMOND E. FOSTER, ET UX

TO: CASH WARRANTY DEED

BOOK 11286 PAGE 407

JOHN T. JONES

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, RAYMOND E. FOSTER and wife, JANE FOSTER, as GRANTORS, have bargained and sold and do hereby transfer and convey unto the GRANTEE, JOHN T. JONES, his heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in the Fourteenth (14th) Civil District of Davidson County, Tennessee, and being shown on Map 29, Parcel 375, of the Assessor of Property for Davidson County, Tennessee, to-wit:

> Commencing at a point in the easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Book 6676, page 674; thence north 75 degrees 38 minutes 07 seconds west, 50.21 feet to an iron pin; thence in a southerly direction with a curve to the left (having a central angle of 02 degrees 20 minutes 18 seconds and a radius of 1170.92 feet) 47.79 feet to an iron pin; thence south 05 degrees 54 minutes 13 seconds west, 90.34 feet to an iron pin, being the southern terminus of Craft Road and the west margin of a 50 foot ingress and egress and utility easement, and a curve to the right (having a central angle of 09 degrees 22 minutes 58 seconds and a radius of 1079.65 feet) 176.80 feet to an iron pin; thence south 15 degrees 17 minutes 18 seconds west, 250.24 feet to an iron pin, the true point of beginning for this tract; thence south 15 degrees 17 minutes 18 seconds west, 91.25 feet to an iron pin; thence with a curve to the right (having a central angle of 03 degrees 37 minutes 20 seconds, a radius of 1720.25 feet, a tangent length of 54.39 feet, and a chord bearing and distance of south 17 degrees 05 minutes 58 seconds west 108.72 feet) 108.74 feet to an iron pin; thence leaving said west margin, north 83 degrees 30 minutes 54 seconds west, 1395.24 feet to an iron pin; thence south 06 degrees 29 minutes 06 seconds west 418.94 feet to an iron pin; thence north 83 degrees 30 minutes 54 seconds west 194.96 feet to an iron pin in the east line of J. Derick Stevens' property, as recorded in Book 7403, page 414; thence along said east line, north 06 degrees 27 minutes 56 seconds east, 790.14 feet to an iron pin; thence leaving said east line, south 61 degrees 12 minutes 26 seconds east, 458.80 feet to an iron pin; thence south 83 degrees 30 minutes 54 seconds east, 1200.00 feet to an iron pin, the true point of beginning for this tract, thus containing 435,605.95 square feet or 10.00 acres, more or less.

This is a portion of the property which was conveyed to Raymond E. Foster by deed from John B. Aita of record in Book 6475, Page 574, of the Register's Office for Davidson County, Tennessee. This is the same property which was conveyed to Raymond E. Foster and Jane Foster by deed from Raymond E. Foster, of record in Book 10378, Page 994, of the said Register's Office.

Also conveyed to the grantee is the 50 foot ingress and egress and utility easement as described in a document of record in Book 10152, Page 319, of the said Register's Office. A description of the easement is attached hereto and marked Exhibit A and is fully incorporated in this deed by reference.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEE, JOHN T. JONES, his heirs and assigns forever.

The property herein described is conveyed subject to the following restrictive covenants which shall run with the land until January 1, 2020, to-wit:

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 nothing shall be done thereon which may constitute a nuisance or unreasonable annoyance to the neighborhood.

3. No trailer, mobile or 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 100 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 front road or easement.

5. The sewerage 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, etc., excluding 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 these restrictive covenants is vested in the Owners or their assigns and binding on the Owners and subsequent Owners of each tract. Owners shall be defined as those persons owning tracts along Craft Drive or along the easement which is an extension of Craft Drive.

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 tracts.

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

BOOK 11263 PAGE 463

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

14. The above restrictions shall expire on January 1, 2020..

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered and they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE GRANTEE agrees to the above restrictions and easement maintenance provisions.

IN WITNESS WHEREOF, the GRANTORS have hereunto signed their names on this the 31st day of December, 1998.

RAYMOND E. FOSTER

JANE FOSTER

GRANTORS

JOHN T. JONES

GRANTEE

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said County and State, RAYMOND E. FOSTER and wife, JANE FOSTER, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 31st day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 4-10-2000

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said County and State, JOHN T. JONES, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 31st day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 4-10-2000

BOOK 1169 PAGE 2869

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the Grantee, the Grantee's agent or a trustee acting for the Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $200,000.00.

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AFFIANT

Sworn and subscribed to before me on this the 31st day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 4-10-2000

NAME & ADDRESS OF PROPERTY OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES:
5796 Craft Road Sexton Tenn 37080	Same

0533789

IDENTIF. + REFERENCE

99 JAN -7 AM 8:46

HILL BURNELL REGISTER
DAVIDSON COUNTY, TN.

9651 01/07 0101 03CHECK 763.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
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THIS DOCUMENT WAS PREPARED BY MICHAEL HOLMES

EXHIBIT 'A'

DESCRIPTION OF 50 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT

A TRACT OF LAND IN THE 14TH, FORMERLY THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. DESCRIBED IN PREVIOUS DEED BOOK 181 PAGE 504 AND DEED BOOK 6475 PAGE 574.

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF CRAFT ROAD AND THE NORTHWEST CORNER OF THOMAS T. BAGGOTT, III PROPERTY AS RECORDED IN DEED BOOK 6675 PAGE 674. THECE IN A SOUTHERLY DIRECTION WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 2°03'52" A RADIUS OF 1120.92 FEET) 40.39 FEET TO A POINT, THENCE SOUTH 05°54'13" WEST 90.34 FEET TO A POINT, BEING THE SOUTHERN TERMINUS OF CRAFT ROAD, THE TRUE POINT OF BEGINNING OF THIS TRACT, THERE WITH EAST MARGIN OF A 50 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT, AND WITH A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 09°22'58" A RADIUS OF 1129.65 FEET) 184.99 FEET TO AN IRON PIN SET, THENCE SOUTH 15°17'18" WEST 341.99 FEET TO AN IRON PIN SET, THENCE WITH A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 10°11'08" A RADIUS OF 1770.25 FEET) 314.70 FEET TO AN IRON PIN SET, THENCE SOUTH 25°28'26" WEST 82.00 FEET TO AN IRON PIN SET IN THE SOUTHERN TERMINUS OF A 50 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT, THENCE NORTH 64°31'34" WEST 50.00 FEET TO AN IRON PIN SET IN THE WEST MARGIN OF 50 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT, THENCE NORTH 25°28'26" EAST 82.00 FEET TO AN IRON PIN SET, THENCE WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 10°11'08" A RADIUS OF 1720.25 FEET) 305.81 FEET TO AN IRON PIN SET, THENCE NORTH 15°17'18" EAST 341.49 FEET TO AN IRON PIN SET, THENCE WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 09°22'58" A RADIUS OF 1079.65 FEET) 176.80 FEET TO AN IRON PIN SET IN THE SOUTHERN TERMINUS OF CRAFT ROAD. THENCE SOUTH 64°31'34" EAST 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 45,732.10 SQUARE FEET OR 1.050 ACRES.

DESCRIPTION OF 15 FOOT WATER LINE EASEMENT

THERE IS A 15 FOOT WATER LINE EASEMENT LYING PARALLEL WEST OF THE WEST MARGIN OF SAID 50 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT (BEING THE EXTENSION OF CRAFT ROAD) AND ALONG THE FRONTS OF TRACTS 2, 5, 6, 7, 9, 10, 11, AND 12, TO LAY AND MAINTAIN WATER LINE SERVICE TO EACH TRACT. (TRACTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, AND 12)

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11286 PAGE 412

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 763.00
CHECK 763.00
01/07/99 01 08:43 0001 9651

0533789
IDENTIF. & REFERENCE

99 JAN -7 AM 8:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409028