STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00

Affiant

Subscribed and sworn to before me on this 6 day of January, 1999.

Notary Public

My commission expires: 9-11-2001

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

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:	Send Tax Bills to:	Map-Parcel Numbers
Fred A. Martin 214 Old Hickory Blvd #80 Nashville, TN 37221	same	89-7-8D13000

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 Fred A. Martin, 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 a portion of the same property conveyed to William E. Kantz, Jr. by Deed from Lola K. Dale of record in Book 10994, page 495, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:
1. 1999 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. Electric Easement to Metro Nashville shown as of record in Book 4786, page 900.
5. Easement of record in Book 1881, page 372 Register's Office for Davidson County.
6. 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 989, 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 6 day of January, 1999.

William E. Kantz, Jr.

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 6 day of January, 1999.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN MCCAIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENN

EXHIBIT A

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the west margin of River Road, being Lot No. 8 of map A of record in Book 11001, page 985, Register's Office for Davidson County Tennessee, and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road at the northeast corner of John Heath, Jr. of record in Deed Book 1678, Page 217, R.O.D.C.;

Thence, leaving said margin with Heath's line, N70 degrees 39'09" W, 306.80 feet to an iron pin set;

Thence, with Heath S35 degrees 52'39" W, 212.00 feet to an iron pin set;

Thence, with Lot 7, N76 degrees 57'54" W, 469.56 feet to an iron pin set;

Thence, N13 degrees 02'06" E, 114.81 feet to an iron pin set;

Thence, N76 degrees 57'54" W, 50.31 feet to an iron pin set;

Thence, with Lot 9, N11 degrees 30'00" E, 162.30 feet to an iron pin set;

Thence, S81 degrees 48'13" E, 910.86 feet to an iron pin set in the westerly margin of River Road;

Thence, with said margin and a curve concave to the west having a central angle of 01 degrees 25'01" a radius of 691.20 feet and a chord of S11 degrees 14'45" W, 17.09 feet for an arc length of 17.09 feet to an iron pin set;

Thence, S11 degrees 57'15" W, 175.19 feet to the point of beginning containing 218,236 square feet or 5.01 acres, more or less, according to a survey made by Crawford Land Surveyors, P. C. dated April 24, 1998.

Being a portion of the same property conveyed to William E. Kantz, Jr. by Warranty Deed from Lola K. Dale, of record in Book 10994, page 495, Registers Office for Davidson County Tennessee.

EXHIBIT B

This Instrument Prepared By:

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

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 8, as further described in Exhibit A of the Deed; having the following covenants:

Only one residence may be built per lot, said residence must have a minimum heated living area of Two Thousand four hundred square feet (2,400 ft. sq.). Portable storage buildings are expressly prohibited. The front of the house built should face River Road.

The exterior covering of any home built must be a minimum of seventy percent (70%) brick, stone, dryvit, or log.

Homes, and other structures built must conform with all zoning restrictions.

The design, appearance, and location of any barn or livestock building built must be approved by a majority of the adjacent landowners.

Only wood "straight rail"fencing is permitted; straight rail being the type having three rails running parallel to the ground and held in place by posts. Boundary fencing is permitted only as shown on Map C of record as stated on the first page of this Deed. Barbwire fencing is prohibited.

Double fence rows are not permitted, adjoining landowners shall share fences and shall prorata split the cost of construction and maintenance of shared fencing as detailed on the Affidavit and its Map C named under item three of the first page of this Warranty Deed. Fencing becomes shared when a landowner takes advantage or makes use of the fence. Landowners may install other types of fencing within their lots, but not along boundary lines.

Landowners may keep and maintain livestock, as defined below, on their individual parcels; livestock must be kept within the lot boundary or in a designated livestock area. Landowner may not keep livestock for hire.

In the event that there is a common area, or designated livestock area used by the landowner, landowner shall pay a prorata share of the umbrella policy insurance costs for the area.

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.

The cost of construction of shared lengths of driveways shall be born pro-rata by the sharing landowners as detailed in a separate note and deed of trust entered into by and between the grantor and grantees of this Warranty Deed. Maintenance costs shall be born

by the grantees, their heirs, successors, and assigns as detailed in the Private Roadway Easement referenced on the first page of this Deed.

As agreed in the Private Roadway Easement referenced on the first page of this Deed, landowner shall bear a prorata share of the maintenance and required improvements of the main driveway to the property, after its construction is complete. Landowner hereby grants an easement of a minimum thirty (30) feet in width and running across the property as shown on Map A of the Affidavit referenced on the first page of this Deed.

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).

MAIL ENV.
05361 22
IDENTIF. & REFERENCE
99
JAN 12 PM 3:38
2039 01/12 0101 03CHECK 134.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	

BOOK 11294 PAGE 983

0536122
IDENTIF. ← REFERENCE

99 JAN 12 PM 3:38

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 134.00
CHECK 134.00

01/12/99 01 15:39 0001 2039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411491