PREPARED BY:
D. SCOTT PARSLEY
BARRETT, JOHNSTON & PARSLEY
217 Second Avenue North
Nashville, TN 37201

BOOK 11382 PG. 848

QUITCLAIM DEED

Address New Owner and Send Tax Bills To:

Deborah M. Ayers
1834 Union Hill Road
Goodlettsville, TN 37072

Map 17, Parcel 326

Improved Property Known As:
1834 Union Hill Road
Goodlettsville, TN 37072

KNOW ALL MEN BY THESE PRESENTS, that I, **JOHNNY M. AYERS**, for and in consideration of the Final Decree of Divorce of the Fourth Circuit Court for Davidson County, Tennessee, styed *Deborah D. Ayers v. Johnny M. Ayers*, Docket No: 97D-2442, do hereby bargain, sell, release, remise, quitclaim and convey unto **DEBORAH D. AYERS**, her heirs and assigns, all my right, title and interest in and to the following described real estate, to-wit:

Being Tract No. 1 of Uselton Subdivision of record in Book 6200, Page 955, Register's Office for Davidson County, Tennessee, described according to a survey by Joe M. Cummings, Registered Land Surveyor, Number 1513, dated May 1, 1990, as follows:

Beginning at a concrete monument in the northerly margin of Union Hill Road, said point marking the southeast corner of this tract and the southwest corner of a tract of land conveyed to Kenneth W. Benton et ux of record in Book 7908, page 378, Register's Office for Davidson County, Tennessee; thence with said margin of said road on a curve having a delta angle of 16 deg. 41' 39" a radius of 734.75 feet a tangent of 107.80 feet for a distance of 214.08 feet to a concrete monument; thence leaving Union Hill Road, North 2 deg. 13' 06" West 1,084.02 feet to an iron pin in the line of the property conveyed to James P. Dickens et ux of record in Book 6424, page 731, said Register's Office; thence with the line of Dickens South 87 deg. 02' 17" East 109.62 feet to a point; thence South 6 deg. 23' 32" East 960.79 feet to the point of beginning and containing 3.38 acres, more or less.

Being the same property conveyed to Johnny M. Ayers and wife, Debbie D. Ayers, by deed from Jerry L. Uselton and Linda E. Uselton, dated September 13, 1990, and of record in Book 8199, Page 615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the right of way dedication area, the minimum building setback lines, utility anchor easements and other matters shown on the Plan of Uselton Subdivision, of record in Book 6200, Page 955, Register's Office for Davidson County, Tennessee.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTIES HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF TWENTY FIVE (25) YEARS FROM DATE:

1. No mobile homes shall be permitted on the said property, temporarily or permanently, for any purpose.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

2. The foregoing restrictive covenants may be enforced by the GRANTORS, or any one of them, or by the owners of any of the tracts, sold by the Grantor in the Subdivision of the Uselton Property, recorded simultaneously herewith.

3. The foregoing restrictions may be enforced by injunction and/or damages in the Chancery or Circuit Courts for Davidson County, Tennessee.

4. If the foregoing restrictions are violated, the violating party agrees to pay to the enforcing party all of the enforcing party's attorney's fees, court costs and other legal expenses usual or incidental to the enforcement of these restrictions.

Said property is conveyed subject to:

1. Taxes for the year 1998, which are a lien, but not yet due and payable;
2. Any and all matters as they may appear on the Plan of record in Book 6200, Page 955, said Register's Office;
3. Easement for water rights from a spring on Tract 1 conveyed to Jessie Burton Eaton as specified in deed of record in Book 2708, page 523, said Register's Office;
4. Such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of March, 1999.

JOHNNY M. AYERS

99 MAR 12 PM 4:38
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. A REFERENCE

05606660

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Johnny M. Ayers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 9th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm to the best of my knowledge, information and belief, this transfer is pursuant to Marital Dissolution Agreement and is therefore exempt under T.C.A. §67-4-409(a)(3)(E).

AFFIANT

Subscribed and sworn to before me this 9th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 3/25/2000

ELDG CLERK'S OFFICE

10-00