Name & Address New Owner
Roland Beaudoin and Phyllis
2856 Rices Rd.
Goodlettsville, Tn 37072

Send Tax Bills To
Same

Map/Group/Parcel
Map 11
Parcel 186

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) Dollars I, GARY F. HAHN, have bargained and sold, and by these presents do transfer and convey unto the said ROLAND BEAUDOIN AND WIFE, PHYLLIS BEAUDOIN the GRANTEES herein, their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Hunters Ridge Estate of record in Plat Book 9700, Page 877 Map and Parcel for 1999 will be 11-186, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary F. Hahn by deed from Elizabeth B. Conner, a widow of record in book 7360, Page 296, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED/IMPROVED PROPERTY KNOWN AS _____

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include plural, the plural the singular, and the use of any genders shall be applicable to all genders.

Witness my hand this 21st day of June, 1999.

GARY F. HAHN

0605481
IDENTIF. ↑ REFERENCE

99 JUN 29 PM 3:10
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

PICK-UP

RECORDED 1999 JUN 29 03:43

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, SAMUEL A. BARON, a Notary Public in and for said County and State, the within named GARY F. HAHN the bargainor(s) _____, 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 official seal at NASHVILLE, TN, this 21 day of JUNE, 1999.

My commission expires
9/18/99

Notary Public _____

State of Tennessee
County of DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,500.00. This is equal to or greater that the property would bring at a full and voluntary sale.

_____

Sworn to and subscribed before me
this the 21 day of JUNE, 1999.

My commission expires
9/18/99

Notary Public _____

Prepared By:
Lowe & Baron Attorneys, P.C.
405 A Two Mile Pike
Goodlettsville, TN 37072

HUNTERS RIDGE ESTATES

RESTRICTIONS

BOOK 11548 PAGE 697

1. This property shall be used for single family residential development with one single family residence on each lot.

2. Contiguous lots may not be combined for the purpose of placing an approved building thereon if the lots have the same owners. Individual lots within a recorded plan or subdivision or tracts sold by metes and bounds description, may not be resubdivided so as shown on the subdivision plan.

3. All building materials shall be removed from a lot no later than 30 days after any phase of a building is completed.

4. All lots located thereon shall be maintained in a neat and attractive condition by their respective owner. All lots must be kept mowed.

5. The pursuit of advocations or intently dangerous activities including without limitation to the assembly of motor vehicles or other mechanical devices shall not be pursued or undertaken on any part of any lot.

6. No manufactured home or other structure on any lot shall be used for any commercial or business purpose.

7. No commercial vehicles or heavy equipment can be stored on any lot.

8. Each owner shall observe all governmental building codes, health regulations, zoning restrictions and other regulations applicable to these lots.

9. No poultry, swine, or cattle shall be allowed to be kept on lots.

10. No unlicensed vehicles will be stored on lots.

11. NO animal kennel shall be allowed or maintained on any lot. There will be a maximum of two dogs and two cats permitted on each lot.

12. Only one (1) outbuilding shall be permitted on one lot. It shall be a minimum of eight (8) feet by twelve (12) feet, and it will match the exterior material of the home. Outbuildings must be built in the rear of the home.

13. The set back line for all construction must be a minimum of 40 feet as per survey.

14. All manufactured homes must be on a permanent foundation. All homes must have block foundations covered by brick, stone or split faced block.

15. All homes must be fully constructed prior to occupancy, including porches (front and back), and decks, and landscaping.

16. Double wide manufactured homes shall be new when installed on any lot.

17. One garage thirty two feet (32) by thirty two feet (32) maximum will permitted on each lot.

18. A chain link fence will be permitted. It will be a maximum of five (5) feet tall and installed with chain link materials only.

19. One television dish will be permitted per lot. The dish can not exeed three (3) feet in diameter.

20. While detached garages are permitted, they must be of such character that shall conform and be in harmony with the exterior design of the principal structure on the lot and shall have the same brick, stone, or slab construction even with grade.

21. No boat, trailer or any other recreational vehicle shall be regularly parked between the front of a residence and the street. Swimming pools may be constructed to the rear of homes only. Playground equipment must be located to the rear of the residence.

22. On no lot shall there be storage of wet garbage, rags, paper, shavings, bones, tin cans, open bottles, etc., and all refuse is to be kept in standard type garbage containers. Open incineration or incineration in barrels is prohibited.

23. No signs or any advertising, except those for sale of property, are permitted. Signing for sale of the subdivision and identifying the subdivision is permitted.

These restrictions and covenants are to run with the land and shall be binding upon all parties claiming under owner-developers, for a period of thirty (30) years from the date these covenants are recorded, unless an instrument signed by a majority of the owners of the lots has been recorded agreeing to change in said covenants in whole or part. Enforcement of these restrictions shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions. Violators will be responsible for court costs and reasonable attorney's fees incurred for enforcement of these convenants. Invalidations of any of these restrictions by judgement of the Court shall in no way effect any of the provisions which shall remain in full force and effect.

DATE: 6-21-99

BUYER: R & Beaudoin Phyllis Beaudoin SELLER:

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11548 PAGE 699

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

0603481

99 JUN 29 PM 3:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	32500.00
CON TX	120.25
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	139.25
CHECK	139.25

06/29/99 01 15:16 0001 5806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484274