RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38065) FILE BOX "7"

BOOK 11603 PAGE 657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF JULY, 1999

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 26, 2002

NOTARY PUBLIC ALAN D. MAZER

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Potts 5776 Craft Road Joelton, TN 37080	Tucker Federal Bank d/b/a Prime Lending P.O. Box 211788 Augusta, GA 30917-1788	29-369 14D 52656

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAYMOND E. FOSTER AND WIFE, JANE FOSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES E. POTTS AND WIFE, PATSY E. POTTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND in Davidson County, Tennessee, described according to a mortgage loan inspection of Campbell, McRae and Associates Surveying, Inc., dated July 1, 1999 and further described as follows:

Beginning at a point in the west boundary of Craft Road at the common boundary of the subject tract, and the southeast corner of Tract 2; thence following Craft Road southerly 114.88 feet to a point; thence S 15 deg. 17' 18" W 114.82 feet to a point; thence N 83 deg. 30' 54" W 130 feet to a point; thence N 6 deg. 29' 8" E 40 feet to a point; thence N 75 deg. 34' 25" W 529.07 feet to a point; thence S 6 deg. 29' 6" W 124.86 feet to a point; thence N 75 deg. 34' 25" W 572.22 feet to a point; thence S 6 deg. 29' 6" W 201.14 feet to a point; thence N 61 deg. 12' 26" W 458.8 feet to a point; thence N 6 deg. 27' 56" E 280.85 feet to a point; thence S 83 deg. 43' 3" E 1,205.67 feet to a point; thence S 8 deg. 38' 50" W 97.74 feet to a point; thence S 83 deg. 30' 54" E 472.4 feet to a point of beginning, containing 10.5 acres, more or less.

Being the same property conveyed to Raymond E. Foster and wife, Jane Foster by Quit Claim Deed from Raymond E. Foster of record in Book 10126, Page 527; and in Book 11379, Page 417; and by deed from John B. Aita of record in Book 6475, Page 574, Register's Office for Davidson County, Tennessee.

Conveyance made subject to 14 restrictions attached hereto.

Unimproved ( )
This is improved (X) property known as 5776 CRAFT ROAD, JOELTON, TN 37080
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 said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 20TH day of July, 1999

RAYMOND E. FOSTER

JANE FOSTER

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 Raymond E. Foster and wife, Jane Foster

the 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 official seal at Nashville, Tennessee, this 30th day of July, 1999.

Commission Expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAY 26, 2002

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

99 AUG -3 PM 2:58

6199919

OFF. ✦ REFERENCE

5776 CRAFT RD. & TRACT # 3, 7, 10, 11 -----

Deed Restrictions:

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 attatched garages. No garage doors shall be exposed to front road or easment.
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.
9. If any of these restrictions shall be declared void or inoperative by any court of competent jurisdiction, the

File

remaining provisions shall continue in full force and effect.

BOOK 11603 PAGE 660

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.

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

14. The above restrictions shall apply to this property and shall be covenants running with until January 1,2020.

1/03 08/03 0101 03CHECK 495.93

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 661

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

06019919

IDENTIF. & REFERENCE

99 AUG -3 PM 2:58

REGISTER
DAVIDSON CO. TN.

CAMT 128900.00
CON TX 476.93
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 495.93
CHECK 495.93

08/03/99 01 15:04 0001 1403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499618