STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of September, 1999.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rick Dunnagan
3107 Hillside Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NEW OWNER

MAIL ENV.

MAP-PARCEL NUMBERS:
Part of Map/Parcel: 056-00-0 037.00

99 SEP 22 AM 11:55

0638321

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William E. Kantz, Jr.,** hereinafter referred to as Grantor, hereby transfers and conveys to **Rick Dunnagan,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See Attached "EXHIBIT A"

County taxes for the year 1999 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes when they become due and payable. GRANTEES are responsible for any applicable rollback taxes

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 5.50 Acres, Old Hickory Boulevard (Lot 4), Nashville, Tennessee.

09/22/1999 01:01 PM KEEK 167.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 14th day of September, 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, the within named William E. Kantz, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 1999.

Notary Public

9-11-2004

My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

PROPERTY DESCRIPTION
LOT 4

PREPARED BY LARRY D. EPPS, R.L.S.
3029 YORK ROAD
PLEASANT VIEW, TN 37146
615-746-0986

COMMENCING AT AN IRON ROD (OLD) AT THE INTERSECTION OF THE NORTHERLY MARGIN OF ASHLAND CITY HIGHWAY (SR 12) WITH THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD (SR 45); THENCE ALONG THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD NORTH 44°41'29" EAST, 146.00 FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH SAID MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3195.04 FEET AND AN ARC LENGTH OF 114.47 FEET TO CHISELED "X" ON ROCK; THENCE WITH SAID MARGIN NORTH 36°52'00" EAST, 53.61 FEET TO AN IRON ROD (OLD); THENCE WITH SAID MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3180.04 FEET AND AN ARC LENGTH OF 158.27 FEET TO AN IRON ROD (NEW); THENCE CONTINUING WITH SAID MARGIN NORTH 23°56'00" EAST, 109.53 FEET TO AN IRON ROD (OLD), BEING THE SOUTHEAST CORNER OF TIMOTHY C. WALLACE OF RECORD IN BOOK 9893, PAGE 627, R.O.D.C., TN, SAME BEING THE **TRUE POINT OF BEGINNING** OF THE HEREIN DESCRIBED PROPERTY;

THENCE WITH THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD SOUTH 23°56'00" WEST, 50.19 FEET TO AN IRON ROD (NEW), COMMON CORNER OF LOTS 3 AND 4;

THENCE LEAVING OLD HICKORY BOULEVARD NORTH 61°08'11" WEST, 208.32 FEET TO AN IRON ROD (NEW);

THENCE NORTH 86°22'12" EAST, 381.28 FEET TO AN IRON ROD (NEW);

THENCE NORTH 06°12'21" WEST, 559.17 FEET TO AN IRON ROD (NEW);

THENCE NORTH 24°16'30" EAST, 209.21 FEET TO AN IRON ROD (NEW) BEING IN THE SOUTHERLY LINE OF JOHN FRANKLIN BAKER, JR. OF RECORD IN BOOK 10023, PAGES 201 AND 204;

THENCE WITH BAKER AND RUNNING GENERALLY WITH A FENCE SOUTH 61°40'16" EAST, 411.73 FEET TO AN IRON ROD (OLD) BEING THE NORTHWESTERLY CORNER OF TIMOTHY C. WALLACE OF RECORD IN BOOK 9893, PAGE 627, R.O.D.C., TN;

THENCE LEAVING BAKER WITH THE WESTERLY LINE OF WALLACE AND GENERALLY WITH A FENCE SOUTH 24°16'30" WEST, 416.54 FEET TO AN IRON ROD (OLD) AT WALLACE'S SOUTHWESTERLY CORNER;

THENCE WITH WALLACE'S SOUTHERLY LINE AND GENERALLY WITH A FENCE SOUTH 61°08'11" EAST 418.58 FEET TO THE POINT OF BEGINNING CONTAINING 5.50 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION ARE TWO (2) TWENTY FEET WIDE SEPTIC SUPPLY EASEMENTS CROSSING THE SOUTHWESTERLY PORTION OF THE HEREIN DESCRIBED PROPERTY AS SHOWN ON THE EASEMENT AND MAPS OF RECORD IN BOOK 11671, page 326, REGISTER'S OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY DEED FROM PERRY AND DONNA HAMM TO WILLIAM E. KANTZ, JR. OF RECORD IN BOOK 11164, PAGE 324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDER'S NOTE
LEGIBILITY OF WRITING, DATA OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

COVENANTS

WHEREAS, William E. Kantz, Jr. purchased a larger parcel of land from Perry T. Hamm and wife, Donna H. Hamm, 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 4, as shown on the Affidavit and Map of record in Book ____, Page _____, Register's Office for Davidson County, Tennessee, having the following covenants:

Only one primary residence may be built per lot, said residence must have a minimum heated living area of Two Thousand square feet (2,000 ft. sq.). Mobile homes are permitted only as a temporary residence used during construction of a primary residence, but in no case is a mobile home permitted for a period of greater than twelve (12) months.

Homes, and other structures built must conform with all zoning restrictions. The exterior covering of any home built must be a minimum of seventy percent (70%) brick, stone, dryvit, or log. 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. Barbwire fencing is prohibited.

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, other than horses, 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. If there is a shared private driveway, then landowner shall bear a prorata share of the maintenance and required improvements of the main driveway to the property. If required for construction on a neighboring lot, Landowner hereby grants an easement for ingress and egress and utilities, a minimum fifty (50) feet in width.

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).

RD

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11671 PAGE 315

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

0638321

99 SEP 22 AM 11:55

CAMT	40000.00			
CON TX	148.00			
PRFEE	1.00			
WDEED	16.00			
CFEE	2.00			
TOTAL	167.00			
CHECK	167.00			
09/22/99	01	11:58	0001	1089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519034