BOOK 11744 PAGE 457

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38470 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF NOVEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

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 #
MARTY G. LUFFMAN ET AL	**S A M E**	**182-168**
2612 POLO COURT		**5D-64104**
NASHVILLE, TN 37211		

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, CLAUDE Q. EVERETT and wife, ANITA C. EVERETT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTY G. LUFFMAN and ELIZABETH KIMBERLY HARPER** AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

SEE ATTACHED LEGAL DESCRIPTION

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to GENE H. SMITH AND WIFE, PATRICIA SMITH and ROBERT FARRELL OWENS, of record in Book 10399, Page 992, Register's Office for Davidson County, Tennessee.

This is unimproved property known as **5.02 Acres, Old Hickory Boulevard, Nashville, TN**

To have and to hold the said tract or parcel of land, which 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 thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
Whenever 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 HANDS THIS 12TH DAY OF NOVEMBER, 1999.

CLAUDE Q. EVERETT **ANITA C. EVERETT**

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 **CLAUDE Q. EVERETT and wife, ANITA C. EVERETT** 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 the 12TH day of November, 1999.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the _____ day of _____, 1999, before me personally appeared _____, to be known to be the person who executed the foregoing instrument in behalf of _____, as _____ attorney-in-fact, and acknowledged that _____ executed the same as the free act and deed of the said _____, as though _____ personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of _____, 1999.

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

TRACT 1:

LAND in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated February 17, 1988, and known as Job No. 87-667 more particularly described as follows:

BEGINNING at an iron pin on the southerly margin of Old Hickory Boulevard, said point of beginning being the northeast corner of the herein described tract and also being the northwest corner of the W. G. Randles property of record in Book 6421, Page 532, R.O.D.C., TN; thence with the Randles lines South 04 degrees 00' 42" West 449.91 feet to an iron pin; thence continuing with Randles' South 85 degrees 59' 18" East 8.00 feet to an iron pin; thence leaving Randles' line South 04 degrees 00' 42" West 593.55 feet to an iron pin; thence South 04 degrees 14' 54" West 566.91 feet to an iron pin in the line of the Estelle B. Angus property of record in Deed Book 6575, Page 658, R.O.D.C., TN; thence with Angus line North 89 degrees 10' 47" West 115.78 feet to an iron pin; thence leaving Angus line North 02degrees 36' 13" East 1624.06 feet to an iron pin on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 83 degrees 24' 24" East 150.00 feet to the point of beginning, containing 5.02 acres, more or less.

BEING the same property conveyed to Claude O. Everett and wife, Anita C. Everett by Quitclaim Deed from James Kelly Guess and wife, Lucynthia D. Guess of record in Book 11155, page 434, and by deed to James Kelly Guess and wife, Lucynthia D. Guess from Michael A. Altgilbers and wife, Kristi L. Altgilbers of record in Book 10399, Page 988, Register's Office for Davidson County, TN.

The following restrictions shall be a covenant running with the land for a period of 20 years from the date of this deed:

1. No trailer or mobile home, basement house, garage, barn or other building may be used as a temporary or permanent living quarters.

2. No swine or commercial poultry may be kept on property.

3. No storage of junk cars, storage of building materials or anh other offensive or unsightly storage may be placed on tracts.

4. Tract No. 2 has an old trenant house which must be moved, demolished or moved within 600 feet of rear property line within 90 days.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 4 of unrecorded plat prepared by J. Bruce Rainey, Surveyor, dated 2/4/88, revised 2/17/88. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law or a suit in equity for injunctive or other relief.

1778 11/16 0101 03CHECK 292.50

09 NOV 16 PM 12:48

U6578819

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11744 PAGE 460

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

0657819

99NOV16 PM12:49

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	292.50
CHECK	292.50

11/16/99 01 12:51 0001 1778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539449