Instr:200003230029666 Page: 1 OF 3
REC'D FOR REC 03/23/2000 2:31:14PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM SEARCY B. PAGE, and wife, MARY MAXINE PAGE **AND** JERRY L. VANCE, TRUSTEE

TO JERRY L. VANCE, TRUSTEE **TO** MARY MAXINE PAGE

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY MAXINE PAGE (NAME)	MARY MAXINE PAGE (NAME)	P/O 66-60
8489 RIVER ROAD (STREET ADDRESS OR ROUTE NUMBER)	8489 RIVER ROAD (STREET ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
JERRY L VANCE
ATTORNEY AT LAW
6202 CHARLOTTE AVENUE
NASHVILLE, TN 37209-3036

mail

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Mary M. Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March 2000.

Kellie Arnold
Notary Public

MY COMMISSION EXPIRES: 9/28/2002

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) **and for the express purpose of making a re-conveyance to create** a fee simple estate in Mary Maxine Page,----------

We, SEARCY B. PAGE and wife, MARY MAXINE PAGE,----------

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by these presents do hereby quitclaim and convey unto JERRY L. VANCE, TRUSTEE---------- a Davidson County-----; **Trustee, his successors and assigns, the following described tract or parcel of land, to wit:** a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at an iron post in the southerly right-of-way of River Road Pike; said post being the northwest corner of the Herschel Hudgins property (Deed Book 4691, Page 208); thence with the right-of-way of the pike as follows; N 58 degrees 55' W a distance of 802.49 feet to a point; westerly with a curve concave to the south, having a radius of 1869.86 feet a distance of 575.40 feet to the true point of beginning; said point being the northwest corner of Tract 5 and the northeast corner of the herein described land; thence with Tract 5 S 12 degrees 37' W a distance of 1759.03 feet to an iron post located at a corner of the Ezell Dickerson, Trustee property; thence with Dickerson's line S 18 degrees 42' W a distance of 573.21 feet to an iron post located in the northerly line of the Phillip Chamblee property; thence with Chamblee's line N 82 degrees 21' W a distance of 428.96 feet to an iron post located at a corner of the Terry Lee Page property; thence with Page's and Mary Maxine Page's line as follows; N 4 degrees 17' E a distance of 1163.36 feet to an iron post; S 73 degrees 17' E a distance of 249.95 feet to an iron post located at the southwest corner of Tract 7; thence with Tract 7 as follows; S 73 degrees 24' E a distance of 200.00 feet to an iron pin; N 10 degrees 41' E a distance of 1235.04 feet to an iron pin located in the southerly right-of-way of River Road Pike; thence with the right-of-way of

(Continued)

This is unimproved { } improved {x} property, known as 8718 River Road, Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said JERRY L. VANCE----------, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto MARY MAXINE PAGE----------

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her------ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of March, 2000

Searcy B. Page

Mary Maxine Page

Jerry L. Vance
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kellie Arnold, a Notary Public in and for said County and State, the within named, SEARCY B. PAGE and wife, MARY MAXINE PAGE the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of March, 2000

Kellie Arnold
Notary Public.

My commission expires: 9/28/2002

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kellie Arnold, a Notary Public in and for said County and State, the within named JERRY L. VANCE----------, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of March, 2000

Kellie Arnold
Notary Public.

My commission expires: 9/28/2002

(Continued)
the pike easterly with a curve concave to the south, having a radius of 1869.86 feet a distance of 250.00 feet (LC=S 80 degrees 14' E, 249.81') to the point of beginning, containing 20.71 acres more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated June 2, 1997.

Being the same property conveyed to Searcy B. Page and wife, Mary Maxine Page, by Deed of record in Book 10522, Page 682, Register's Office for Davidson County, Tennessee.

The above described property is conveyed to the Purchaser, her heirs and assigns, subject to the following restrictive covenants which are covenants running with the land and binding on and enforceable by the Purchaser, her heirs and assigns until June 12, 2017.

1. Any residence built upon the property must contain a minimum of 1,700 square feet of improved living area for a one story home and a minimum of 1,500 square feet on the first floor of a two story home. Said area does not include decks, patios, garages and/or carports.
2. Any residence must set back a minimum of 100 feet from the road and a minimum of 25 feet off side and rear lines.
3. Any detached garage, carport, utility building or barn must be built and located to the rear of the residence.
4. No trailer, mobile home, modular home, basement only, garage, or other out building shall at any time be used as a residence, either temporary or permanently, nor shall any residence of a temporary character be permitted on said property.
5. No poultry or swine operations shall be carried on upon the property. No noxious or offensive trade or business of any kind shall be carried on upon the property, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
6. No abandoned and/or inoperable vehicles, junk or litter to be left outside a building; property must be kept in a neat and orderly way.
7. No illegal use of the property will be permitted.