This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072
Newowner!
Send Tax Bills to :
Susan Lynn Gentry

1241 Springfield Highway
Goodlettsville, TN 37072

Map: P\O 12
Group:
Parcel: 40

PICK-UP

Instr:200004280042151 Page: 1 OF 3
REC'D FOR REC 04/28/2000 12:23:51PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $92.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Howard A. Gentry and wife, Bettye Lynn Knight Gentry, hereinafter referred to as Grantor, have bargained and sold and by these presents do hereby transfer and convey unto, Susan Lynn Gentry, hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Being a tract of land in the 10th Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to Howard A. Gentry and wife, Bettye Lynn Knight Gentry in Deed Book 2747, Page 562, Register's Office for Davidson County, Tennessee more accurately described according to a survey by Tommy E. Walker TN LTC. No. 1465 dated 01-12-00:

Beginning at an iron pin in the northwest corner of Joe C. Taylor in (Deed Book 5140, Page 458 Register's Office for Davidson County, Tennessee); Said pin also being the most northeast corner of herein described tract, thence with the line of said Taylor S 15 07' 12" E, 357, 87' to a set iron pin; Thence with a new line S 61 56' 56" W, 250, 22' to a set iron pin just East of a pond; Thence with a new line N 69 10' 08" W, 114.05 to a 14" Maple tree just north of said pond; Thence with a new line S 81 50' 15" W, 62.94' to a 6" Hackberry Tree just North of said pond; Thence with a new line N 59 43' 01" W, 517.77' to a set iron pin in the line of Grizzared Manor in (PB 4600, Page 17, Register's Office for Davidson County, Tennessee); Thence with said Grizzard Manor N 77 05' 19" E, 762.78' to the point of beginning containing5.002 acres more or less.

Being part of the same property conveyed to Howard A. Gentry and wife, Bettye Lynn Knight Gentry by deed from Porter G. Williamson and wife, Hattie Sue P. Williamson of record in Book 2747, Page 562, Register's Office for Davidson County, Tennessee.

The above description was prepared from boundary survey prepared by, Tommy E. Walker TN LTC. Registered Land Surveyor, Tennessee No. 1465 dated 01-12-00.

This deed is made and is to be accepted with the understanding that use of the property conveyed is restricted to residential purposes only and that the property is not to be used

for business, commercial, or any other purpose inconsistent with the nature of a strictly residential area, and that only one detached single-family dwelling and one private garage with apartment shall be erected and maintained on the premises.

These restrictions are for the benefit of the present owner and their successors in interest and may be enforced by them in every lawful manner. The restrictions shall continue until the death of the Grantors.

Grantor has the option to repurchase from Grantee's heirs, successors, or assigns, at any time prior to death of Grantor, the above described property for the sum of appraised value of all improvements placed on the property by Grantee, Grantees heirs, or assigns.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Susan Lynn Gentry, her heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Susan Lynn Gentry, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Susan Lynn Gentry, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 26th day of April, 2000.

Howard A. Gentry

Bettye Lynn Knight Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Howard Gentry and wife, Bettye Lynn Gentry, 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 foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 26th day of April, 2000.

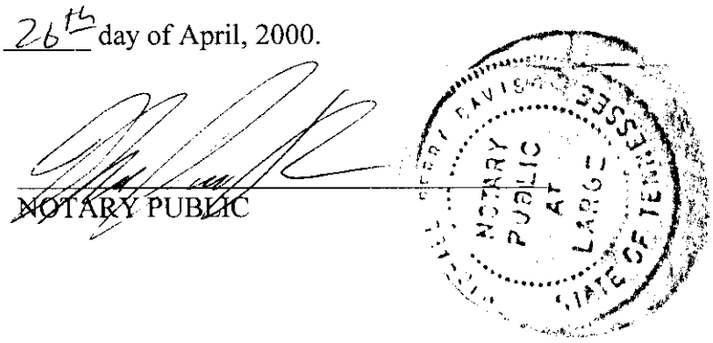
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/2002

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$25,000.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bettye Lynn Knight Gentry
AFFIANT

Subscribed and sworn to before me this the 26th day of April, 2000.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/30/2002