SIDWELL & BARRETT
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

MICHAEL W. THOMAS AND WIFE,
M. LANE THOMAS
216 Heritage Circle E
LaVergne, TN 37086

SEND TAX BILLS TO:

SAME

MAP AND PARCEL NO:

MAP 29, PARCEL 7

Instr:200006270063838 Page: 1 OF 7
REC'D FOR REC 06/27/2000 11:23:26AM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $155.40

The actual consideration or value, whichever is greater, for this transfer, is $42,000.00, this 23 day of June, 2000.

Michael W. Thomas
AFFIANT

Sworn to and subscribed before me this ____ day of _____, 2000.

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

NOTARY PUBLIC

My commission expires: 9-11-2001

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, NADINE STERRY, A/K/A THELMA A. STERRY, GLENN A. ARRINGTON, JAMES R. ARRINGTON, PAUL W. ARRINGTON, REGINA FAYE DUNCAN, SUE A. COOK, ADRIAN GARY ARRINGTON, BRENDA CLIFTON, CHARLES ANTHONY ARRINGTON, JUDY JOHNSON AND KATHY ~~ROGERS~~ RODGERS (KR), BEING ALL OF THE DEVISEES UNDER THE WILL OF WILLIE S. ARRINGTON, DECEASED, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL W. THOMAS AND WIFE, M. LANE THOMAS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant

thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference AND WHICH INCLUDE certain restrictive covenants set forth therein.

This is unimproved property known as 8.27 acres, Knipfer Road, Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons. The GRANTORS warrant that this is inheritance property and their spouses have never lived in or on said property and have no interest whatsoever in said property.

WITNESS OUR hands and seals on this the 23 day of June _____, 2000.

Nadine Sterry aka Thelma A. Sterry
NADINE STERRY, A/K/A THELMA A. STERRY

Glenn A. Arrington
GLENN A. ARRINGTON

James R. Arrington
JAMES R. ARRINGTON

Paul W. Arrington
PAUL W. ARRINGTON

Regina Faye Duncan
REGINA FAYE DUNCAN

Sue A. Cook
SUE A. COOK

Adrian Gary Arrington
ADRIAN GARY ARRINGTON

Brenda Clifton
BRENDA CLIFTON

CHARLES ANTHONY ARRINGTON

Judy A. Johnson By her Attorney Paul W. Arrington

JUDY JOHNSON, BY HER ATTORNEY IN FACT, PAUL W. ARRINGTON

Kathy Rodgers

KATHY ~~ROGERS~~ Rodgers (KR)

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NADINE STERRY, A/K/A THELMA A. STERRY the within named bargainor(s) with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of June ,2000

Denise C. Collins

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN A. ARRINGTON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of June ,2000.

Denise C. Collins

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES. R. ARRINGTON the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of June , 2000

Denise C. Collins

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL W. ARRINGTON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of June ,2000.

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA FAYE DUNCAN, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of June ,2000

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE A. COOK, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of June ,2000.

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIAN GARY ARRINGTON the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of June , 2000

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA CLIFTON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23rd day of June ,2000.

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES ANTHONY ARRINGTON the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23rd day of June ,2000

notary public

My commission expires: 5/30/2004

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, PAUL W. ARRINGTON, to me known to be the person who executed the foregoing instrument on behalf of JUDY JOHNSON, and acknowledged that he executed the same as the free act and deed of said JUDY JOHNSON.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23rd day of JUNE, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/2004

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY ~~ROGERS~~ RODGERS the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23 day of June , 2000

notary public

My commission expires: 5/30/2004

EXHIBIT 'A'

Land in Davidson County, Tennessee, being in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as per that certain survey by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated August 3, 1999, as follows:

Beginning at an iron pin (new) in the westerly margin of Knipfer Road, in the northerly boundary of a tract of land which belongs to Nestler W. Bernard, having a deed reference in Deed Book 3913, Page 621, Register's Office for Davidson County, Tennessee, the most easterly southeast corner of this tract and continuing, as follows: S 88°38'51" W, 269.10 feet to a pipe (old) the northwest corner of said tract of land which belongs to Nestler W. Bernard; thence, S 00°37'09" E, 127.21 feet to an iron stake (old) the southwest corner of said tract of land which belongs to Nestler W. Bernard, the northwest corner of a tract of land which belongs to Paul Arrington, having a deed reference in Deed book 3035, Page 393, Register's Office for Davidson County, Tennessee, the northeast corner of Tract 2, this survey; thence, S 88°38'51" W, 621.41 feet to an iron pin (new) in the easterly boundary of a tract of land which belongs to Jimmy W. Randall, having a deed reference in Deed book 10056, Page 476, Register's Office for Davidson County, Tennessee, the northwest corner of Tract 2, this survey; thence, N 00°53'34" E, 574.31 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Jimmy W. Randall, the southwest corner of a tract of land which belongs to Carl H. Tinsley, having a deed reference in Deed Book 10276, Page 807, Register's Office for Robertson County, Tennessee; thence, N 87°54'15" E, passing a common corner of said tract of land which belongs to Carl H. Tinsley and a corner of a second tract of land which belongs to Carl H. Tinsley and continuing in all 606.60 feet to a pipe (old) in the southerly boundary of said second mentioned tract of land which belongs to Carl H. Tinsley, the northwest corner of a tract of land which belongs to Jeffrey L. Cato, having a deed reference in Deed Book 5083, Page 394, Register's Office for Davidson County, Tennessee; thence, S 00°36'35" E, passing a common corner of said tract of land which belongs to Jeffrey L. Cato and a tract of land which belongs to Troy Cook, having a deed reference in Deed Book 10292, Page 923, Register's Office for Davidson County, Tennessee, and continuing on passing a common corner of said tract of land which belongs to Troy Cook and a second tract of land which belongs to Troy Cook and continuing in all 434.84 feet to a pipe (old), the southwest corner of said second mentioned tract of land which belongs to Troy Cook; thence, N 88°38'51" E, 270.51 feet to an iron pin (new) in the westerly margin of Knipfer Road, in the southerly boundary of said second mentioned tract of land which belongs to Troy Cook; thence, with the westerly margin of Knipfer Road, running 25 feet parallel to the center of said road, S 03°46'49" W, 19.81 feet to the point of beginning, containing 8.27 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN., 37172, August 2, 1999.

BEING a portion of the same property conveyed to C.B. Arrington and wife, Willie Mai Arrington, by Deed from James H. Emery and wife, Dorothy Lee Emery, of record in Book 2436, page 607, Register's Office for Davidson County, Tennessee, the said C.B. Arrington having since died, the property vested by operation of law in his surviving spouse, Willie Mai Arrington, a/k/a Willie S. Arrington. Willie Mai Arrington, a/k/a Willie S. Arrington died on 5-3-99, testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 99P-1087, and filed in Will Book 228, page 742, the property was devised to Nadine Sterry, a/k/a Thelma A. Sterry, an undivided 1/8th interest, Glenn A. Arrington, an undivided 1/8th interest, James R. Arrington, an undivided 1/8th interest, Paul W. Arrington, an undivided 1/8th interest, Gene L. Arrington, an undivided 1/8th interest, Sue A. Cook, an undivided 1/8th interest, Adrian Gary Arrington, an undivided 1/8th interest, and the children of Charles Arrington, deceased, Brenda Clifton, an undivided 1/32nd interest, Charles Anthony Arrington, an undivided 1/32nd interest, Judy Johnson, an undivided 1/32nd interest, and Kathy Rogers, an undivided 1/32nd interest. Gene L. Arrington, unmarried, predeceased Willie Mai Arrington and his only heirs and next of kin are his daughter, Regina Faye Duncan, who received an undivided 1/8th interest.

* Kathy Rogers, as referred to in the Will, is actually named Kathy Rodgers (KR)

EXHIBIT 'B'

1. Real property taxes for the year 2000 and all subsequent years.

2. Unrecorded easements for roads and utilities, if any.

3. This conveyance is subject to the following restrictive covenants which shall run with the land and be binding upon the Grantees, their successors, heirs and assigns. Said restrictive covenants are as listed below and shall be effective upon any subdivision of the herein conveyed property resulting in multiple building lots. Said restrictive covenants are as follows:

a. Only one single-family dwelling shall be constructed on each building lot.
b. Each house shall contain a minimum of 1,450 square feet of living space.
c. There shall be no temporary, portable, mobile or modular homes placed or installed at any time on any lot.
d. All homes built on said lots shall be built 'brick-to-grade".
e. In the event there is any violation of the herein restrictions, any lot owner may bring an action in law or equity to enforce them.