THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 12/15/00 08:18 3pgs
Fees:15.00 Taxes:251.60
20001215-0123290

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lee A. Kies, et ux 781 Dry Creek Road Goodlettsville, TN 37072	Same as New Owner	Map 25 P/O Parcel 26

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MILLARD L. BRIDGES and wife, IVY BRIDGES, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto LEE A. KIES and wife, JONI HUNTER KIES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tract No. 1 on the Plan of the Millard Bridges Property Subdivision of record as Instrument No. 200012120122471, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said tract.

BEING a part of the same property conveyed to Millard L. Bridges and wife, Ivy Bridges, by Will of Dennis M. Bridges of record in Will Book 116, page 103, Probate Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated September 22, 2000, by Alpha 2000 Group, Registered Land Surveyor, No. 036.

This property is located on Dry Creek Road, Goodlettsville, TN 37072.

RESTRICTIVE COVENANT: The following restrictive covenant shall be a covenant running with the land and may be enforced by the GRANTORS, or any one of them, or their respective heirs or personal representatives, or by any adjoining property owner for a period of twenty-five (25) years from date hereof:

1. Any home permitted to be constructed on the above described property must contain a minimum of 1700 square feet, excluding garages, carports and breezeways and the foundation must be faced with brick or stone.

The foregoing restrictive covenant may be enforced by any owner of any lot shown on the Plan of Millard Bridges Property Subdivision of record as Instrument No. 200012120122471, Register's Office for Davidson County, Tennessee, for injunctive relief and/or damages; and, in the event of such litigation, the party or parties violating the foregoing restrictive covenant shall be required to pay the complaining parties reasonable attorney's fees, court costs, deposition costs and other litigation expenses.

All owners of all lots join in this restrictive covenant, agreeing to be fully bound thereby. This restrictive covenant will supersede any restrictive covenants contained in any deed previously executed on any lot, tract or parcel and the restrictive covenants contained in any previous deed for any lot, tract or parcel shall be void and of no further force or effect, whatsoever.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to Restrictive Covenant as set forth and described hereinabove.

3. Subject to any and all matters as they may appear on the Plan of Millard Bridges Property Subdivision recorded as Instrument No. 20000 12120122471, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

MILLARD L. BRIDGES

IVY BRIDGES

"GRANTEES"

LEE A. KIES

JONI HUNTER KIES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILLARD L. BRIDGES and wife, IVY BRIDGES, and LEE A. KIES and wife, JONI HUNTER KIES, 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, at office, this the 12th day of December, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of December, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires December 6, 2001